



34 Rose Tree Lane

Newhall | DE11 0LN | Price £250,000

ROYSTON
& LUND

- *No Upward Chain*
- Amenities On The Doorstep
- Lounge/Dining Room
- Downstairs WC - Bathroom - Ensuite
- Freehold - EPC Rating C
- Three-Storey Detached House
- Four Double Bedrooms
- Fully Fitted Kitchen
- Generous Garden - Driveway Leading To Garage
- Council Tax Band D





Asking Price £250,000 *NO UPWARD CHAIN*

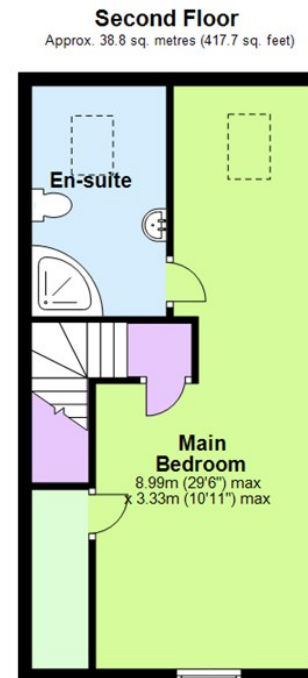
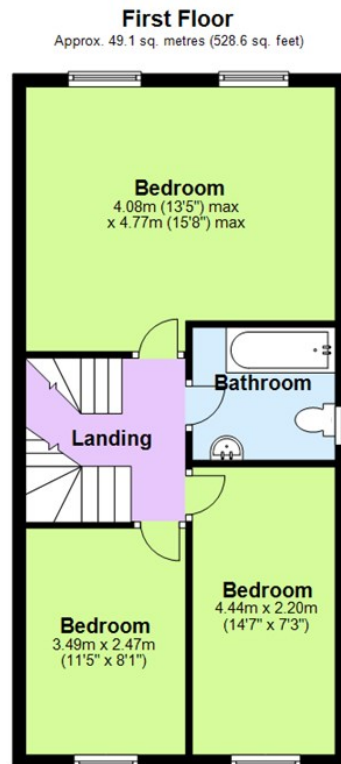
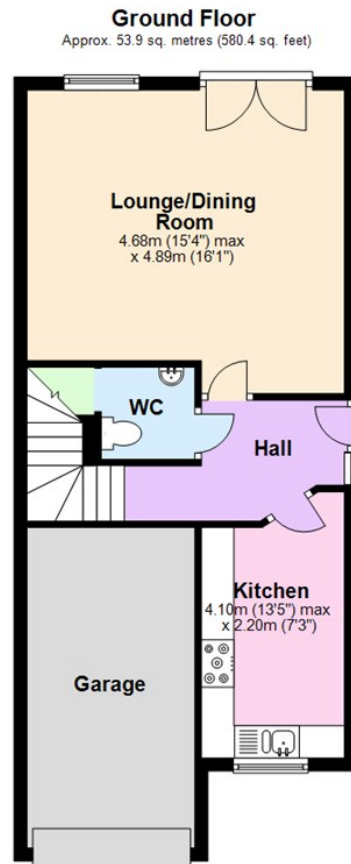
Royston & Lund are pleased to present this modern, three-storey detached house situated in Newhall. The property is sold to the market with no upward chain and benefits from an array of amenities nearby including recreational facilities, such as parks, community centres, and sports clubs. The village also features a variety of local shops, pubs, and restaurants, meeting the daily needs of its residents.

Entering into the property you are greeted by the entrance hall which provides access to the property throughout, including a ground floor WC. To the front there is a kitchen which includes fully fitted units and a range of integrated appliances. The lounge/dining room runs the width of the property and comprises of a fireplace and French doors into the rear garden.

To the first floor there are three double bedrooms which are complemented by the modern bathroom. The bathroom includes a three piece white suite consisting of a bath with an overhead shower, wash basin and a WC. To the second floor there is the main bedroom which covers the majority of top floor. It also features a good-sized storage cupboard and an en-suite shower room/WC.

Outside, there is a generous enclosed garden which features a lawn space and a raised decked area which is perfect for garden furniture. To the front there is a driveway leading to an integral garage.





Total area: approx. 141.8 sq. metres (1526.7 sq. feet)

Where every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken of any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser.
Plan produced using PlanUp.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.



EPC

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales EU Directive 2002/91/EC		
Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales EU Directive 2002/91/EC		

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