



4 Sandhills Close

Measham | DE12 7HN | Guide Price £300,000

ROYSTON
& LUND

- Guide Price of 300,000 - £320,000
- Spacious Living Room
- Cosy Conservatory
- South-Facing Large Garden
- EPC Rating - C
- Four Bedroom Detached
- Contemporary Kitchen with Breakfast Bar
- Snug Room / WC
- Freehold Property
- Council Tax Band - D





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This four-bedroom detached home welcomes you with an inviting entrance hall. To the left is a generous living room featuring a fireplace as a focal point, which connects through to a bright and cosy conservatory. Adjacent is a contemporary kitchen with neutral cabinetry and worktops, a breakfast bar, and integrated appliances including a dishwasher, gas hob, oven, and fridge-freezer, with convenient side access to the garden. To the right of the entrance hall is a snug with a connecting WC, providing a practical and versatile space.

Upstairs, all four bedrooms are well presented, complemented by a family bathroom with a shower. Outside, the garden has been freshly landscaped with a mix of patio slabbing, well-maintained lawn, plant beds, and porcelain slabbing at the bottom with a pergola, along with a summerhouse. At the front, the property offers off-road parking for multiple vehicles on a paved driveway, surrounded by established plants, all set on a peaceful cul-de-sac.

This property is in a convenient residential area close to the village centre. Local amenities include shops and supermarkets, cafés, and pubs such as The Bird in Hand and The White Hart. Families have nearby schools like Measham Church of England Primary and St Charles Catholic Primary. The property also benefits from good main road links, with easy access to the A42 and A444 for travel to nearby towns and cities, alongside local bus routes for added convenience.

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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		
	70	78
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		

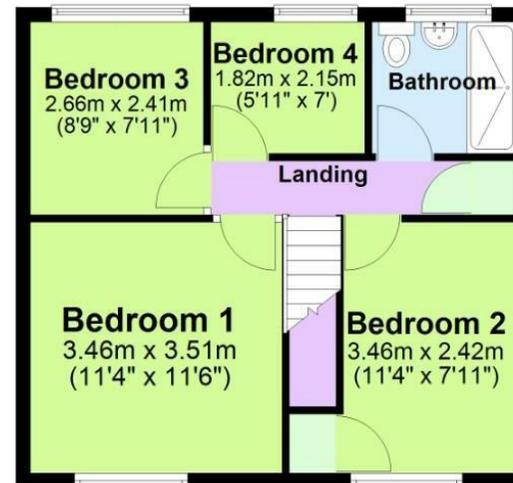
Ground Floor

Approx. 62.2 sq. metres (669.1 sq. feet)



First Floor

Approx. 42.1 sq. metres (453.7 sq. feet)



Total area: approx. 104.3 sq. metres (1122.7 sq. feet)

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