



9 Fleam Road

| NG11 8PJ | £420,000

ROYSTON
& LUND

- Four Bedroom Detached
- Downstairs WC
- Attached Garage & Driveway
- South-Westerly Facing
- EPC Rating - F (Expired)
- Modern, Integrated Kitchen
- Fitted Wardrobes
- Spacious Garden with Features
- Prime Location
- Council Tax Band - D





Welcome to this beautifully presented four-bedroom detached home, perfectly positioned in a sought-after area known for its excellent schools and convenient travel links. This property effortlessly combines style, functionality, and comfort, making it ideal for families or professionals seeking a high-quality living environment.

Upon entering, you're greeted by a spacious entrance hallway that sets the tone for the rest of the home. The heart of the property is the open-plan living and dining area, a bright and versatile space perfect for both entertaining and everyday family life. Flowing seamlessly into the modern kitchen, you'll find integrated units, high-end appliances, and sleek finishes throughout. Additional ground floor features include a convenient downstairs WC and ample storage solutions, maintaining both practicality and style.

Upstairs, four generously sized bedrooms provide comfortable accommodation, complemented by a well-appointed family bathroom. Each room benefits from large windows, allowing in natural light and offering beautiful views of the surrounding greenery and garden.

Step outside and you'll discover a spacious south-westerly facing garden, designed for enjoyment and relaxation. A great mix of sun coverage combined with tall willow trees allow for a great harmony, creating an ideal setting for alfresco dining, entertaining, or simply unwinding in the sun. Other features include a summerhouse, pond, and purglar.



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

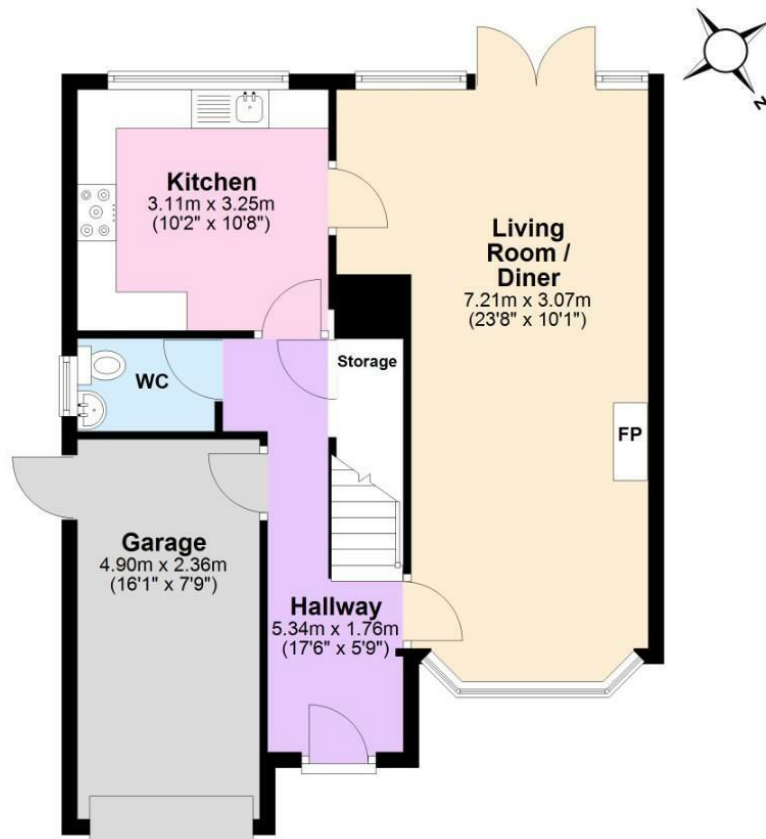
Environmental Impact (CO₂) Rating

	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

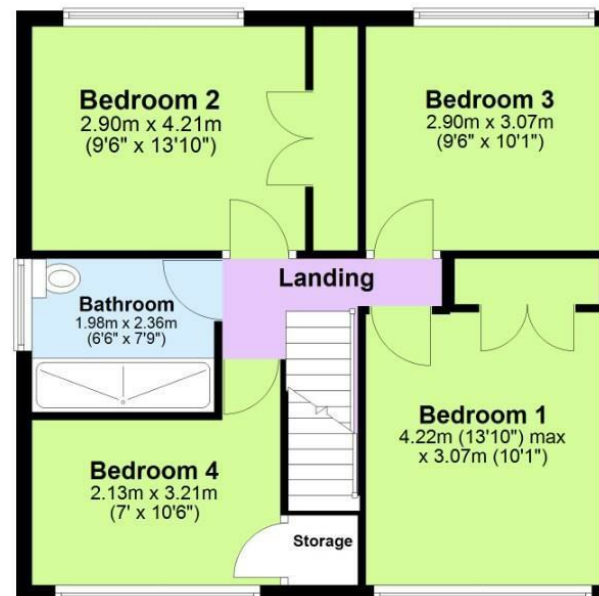
Ground Floor

Approx. 61.3 sq. metres (659.8 sq. feet)



First Floor

Approx. 53.2 sq. metres (572.9 sq. feet)



Total area: approx. 114.5 sq. metres (1232.7 sq. feet)

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.

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