



42 Askew Way

Woodville | DE11 8FX | Offers In The Region Of £230,000

**ROYSTON
& LUND**

- Offers in the Region of £230,000
- In the Heart of the National Forest
- Spacious Hallway
- Generous Sized Bedrooms
- EPC Rating - B
- Modern House
- Good Sized Lounge
- En-suite and Downstairs WC
- Fully Landscaped Garden
- Freehold - Council Tax Band C





Offers In The Region Of £230,000

This delightful home is located in the Heart of the National Forest with plenty of walks for nature lovers.

This home has a real cottage feel about it. It is immaculately decorated throughout and has some super attributes such as granite work surfaces and good quality fitted wardrobes.

Upon entering the property, you are greeted by a lovely inviting entrance hall with the kitchen sitting at the front of the home with a good quality fitted kitchen. In the kitchen there is enough room for a table for dining and socialising with a window overlooking the bridleway. To the rear of the home is a beautiful lounge with French doors to the super well stocked landscaped garden with patio and lawn.

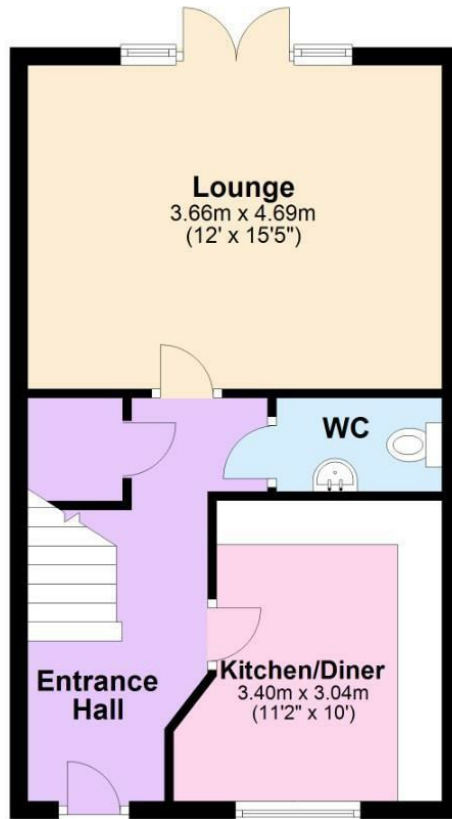
Upstairs you have three generous sized bedrooms; one currently being used as a sewing craft room. The landing is a good size and all of the bedrooms and family bathroom are well appointed.

The home benefits from two parking spaces to the side with gated access to the rear garden. Please get in contact to book your own personal viewing.



Ground Floor

Approx. 39.0 sq. metres (420.0 sq. feet)



First Floor

Approx. 39.0 sq. metres (420.0 sq. feet)



Total area: approx. 78.0 sq. metres (840.0 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.



EPC

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			95
(81-91) B		83	
(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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