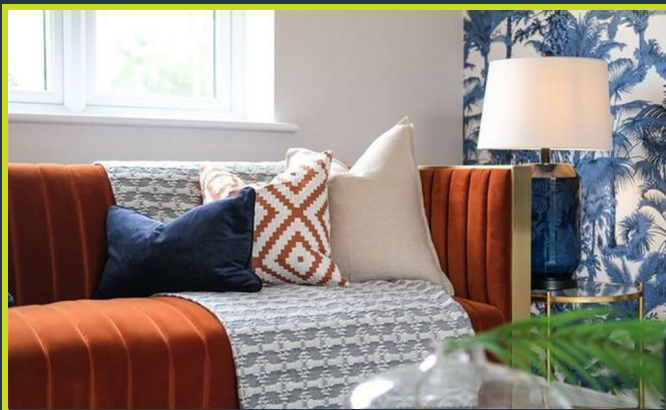




Mary's Meadow The Daisy
| DE11 8GX | Prices From £218,000

ROYSTON
& LUND

- Available Now
- Family Bathroom And Ground Floor Cloakroom
- Beautifully Appointed Kitchen With Integrated Appliances
- French Doors Leading From The Kitchen
- Contact The Office For An Appointment For Your Personal Tour
- Semi Detached Home
- Two Parking Spaces
- Ready Summer 24
- Freehold
- New Build





Royston & Lund are delighted to present this stunning new semi detached home on the new development Mary's Meadow in Blackfordby. In a prime location of the development it enjoys a Cul de Sac location. The property offers has plenty of kerb appeal whilst the internal layout is ideal for first time buyers.

You enter the property into a welcoming entrance hall area with stairs to the first floor and the downstairs WC. The kitchen sits at the rear of the home and you have a good sized lounge.

The First floor has a spacious landing. Two bedrooms and family bathroom.

This home benefits from two parking spaces and an enclosed rear garden.

This plot will be ready for Summer 24

** Pleased be advised we do not have any internal pics of this house type **

***This imagery viewpoint is within an open space area. Its purpose is to give a feel for the development, not an accurate description of each property. The Illustration shows a typical home of this type. External materials, finishes, landscaping and the position of garages may vary throughout the development. Properties may be built handed (mirror image). Please enquire for further details. Floor plans depict the typical layout of this house. For the exact plot specification, details of external and internal dimensions, please contact us for further information ***

Disclaimer: Owl build some homes in brick, some we render some are part rendered – sales advisor will discuss individual plot





EPC

| Energy Efficiency Rating | | |
|---|-----------|-------------------------|
| | Current | Potential |
| <i>Very energy efficient - lower running costs</i> | | |
| (92 plus) A | | |
| (81-91) B | 83 | |
| (69-80) C | | |
| (55-68) D | | |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | | |
| <i>Not energy efficient - higher running costs</i> | | |
| England & Wales | | EU Directive 2002/91/EC |
| Environmental Impact (CO ₂) Rating | | |
| | Current | Potential |
| <i>Very environmentally friendly - lower CO₂ emissions</i> | | |
| (92 plus) A | | |
| (81-91) B | | |
| (69-80) C | | |
| (55-68) D | | |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | | |
| <i>Not environmentally friendly - higher CO₂ emissions</i> | | |
| England & Wales | | EU Directive 2002/91/EC |

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.

ROYSTON & LUND