



Mary's Meadow Plot 80 The Bluebell Barnes Lane

| DE11 8GX | Asking Price £285,000

**ROYSTON
& LUND**

- Plot 80, The Bluebell
- Available September/October 2024
- Large Open Plan Kitchen/Diner with French doors to the Garden
- Generous Garden
- Contact the Office for an Appointment for your Personal Tour
- Three Bedroom Semi-Detached Home
- Family Bathroom and En-Suite to the Principle Bedroom
- Bright and Airy Separate Lounge
- Desirable Corner Plot





Royston & Lund are delighted to present this stunning new detached home on the new development Mary's Meadow in Blackfordby. In a prime location of the development it enjoys a corner plot. The property offers has plenty of kerb appeal whilst an internal layout gives plenty of space for couples or a young family.

You enter the property into a welcoming entrance hall area with stairs to the first floor and the downstairs WC. From here you access the lounge area that is dual aspect windows. The open plan kitchen/diner is towards the rear of the property with patio doors to the garden with two further windows. There is space for a dining table.

The First floor has a spacious landing. The main principle suite benefits from an en-suite shower room. There are two further bedrooms and a family bathroom.

The property has a single garage and a good sized garden.

*This plot is ready Autumn 24 *

**Please 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
Very energy efficient - lower running costs		
(92 plus) A		
(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 (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



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