

SUPERIOR HOMES

ROYSTON & LUND



The Barn, 7 Duck Lake

| DE12 7AD

Guide Price £600,000

Guide Price Range £600,000 - £625,000

Royston & Lund are pleased to present this exquisite four-bedroom, three-story extended detached family home that epitomises style and sophistication. Boasting a contemporary and elegant interior design, this versatile houses residence offers approximately 2,400 sq ft of living space. Originally constructed in 2002, this exceptional property occupies a prime, secluded corner plot within an exclusive private road of similarly prestigious homes in one of the village's most desirable developments. The village features a range of amenities, including a primary school, local shops, and recreational facilities, making it an ideal place for families.

Upon entering, you are greeted by an impressive reception hall that sets the tone for the rest of the home. The ground floor features a cloakroom/wc, a spacious sitting room with a front facing window which provides access to the stunning open-plan living area complete with a log burner and two sets of bi-fold doors leading to the garden and patio, ideal perfect for outdoor gatherings. The dining and breakfast areas flow seamlessly into the fully fitted kitchen, which boasts a stylish array of integrated appliances, including a fridge/freezer, dishwasher, double ovens, coffee maker and Corian countertops. A fitted utility room completes the ground floor.

On the first floor are 3 double bedrooms, including a double bedroom with built-in wardrobes and an luxury en-suite. Lastly, there is a shower room with a marble printed tiles. On the second floor there is fantastic open plan bedroom and en-suite bathroom, skilfully adapted and beautifully decorated with built in wardrobes and a luxury bathroom with a grand freestanding bath.

Outside, the garage offers ample parking and storage space, complemented by secure side access to the rear of the property. The rear garden has been thoughtfully landscaped with terraced and decked patios raised beds. To the front there is a driveway.





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- Detached Extended Family Home In Prestigious Village
- Three-Storey With Four Bedrooms
- Fully Fitted Kitchen With Integrated Appliances
- Downstairs WC - Shower Room - 2x Ensuite
- Stunning Principle Bedroom To The Top Floor
- Landscaped Rear Garden
- Large Double Garage With Electric Car Charger
- Freehold - EPC Rating C
- Council Tax Band F









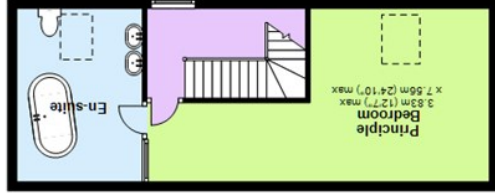
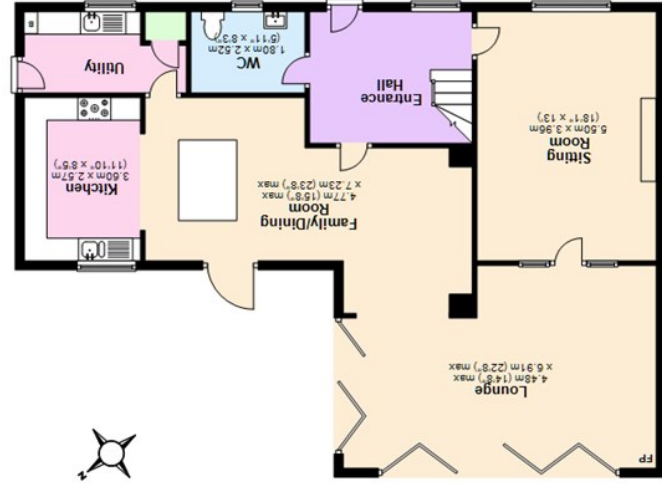
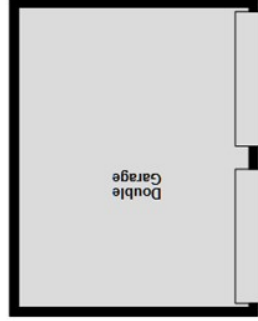
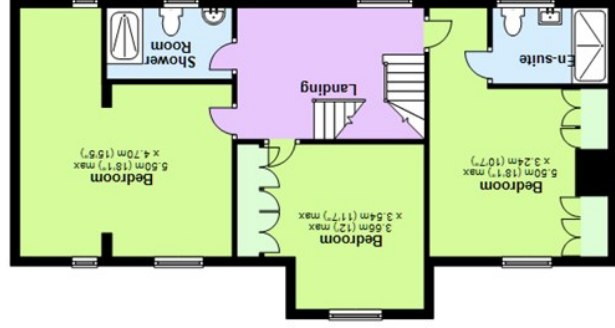
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These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must 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.

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 error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. Plans produced using a laser.

Total area: approx 223 1 sq. metres (2401.7 sq. feet)



Second Floor
Approx. 38.9 sq. metres (420.0 sq. feet)

Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
<p>England & Wales EU Directive 2002/91/EC</p> <p>Not energy efficient - higher running costs</p> <p>(1-20) G</p> <p>(21-38) F</p> <p>(39-54) E</p> <p>(55-68) D</p> <p>(69-80) C</p> <p>(81-91) B</p> <p>(92 plus) A</p> <p>Very energy efficient - lower running costs</p>		<p>England & Wales EU Directive 2002/91/EC</p> <p>Not environmentally friendly - higher CO₂ emissions</p> <p>(1-20) G</p> <p>(21-38) F</p> <p>(39-54) E</p> <p>(55-68) D</p> <p>(69-80) C</p> <p>(81-91) B</p> <p>(92 plus) A</p> <p>Very environmentally friendly - lower CO₂ emissions</p>	
Current	Potential	Current	Potential
78	82		

EPC

