



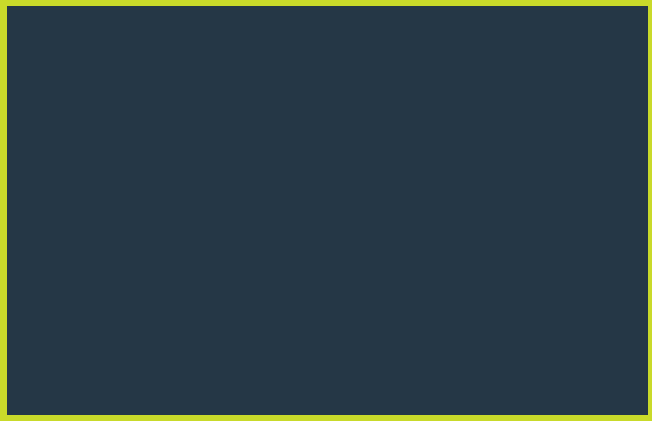
Plot 53 Poppy Mary's Meadow

| DE11 8GX | Prices From £240,000

**ROYSTON
& LUND**

- Owl Homes- Mary's Meadow Plot 53-The Poppy
- 3 Bedroom Home
- Family Bathroom And Ground Floor Cloakroom
- Bright Spacious Kitchen
- New Build
- Semi- Detached
- Two Parking Spaces
- Beautiful Living Room
- Freehold
- Contact The Office for An Appointment For Your Personal Tour





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 gives plenty of space for family living.

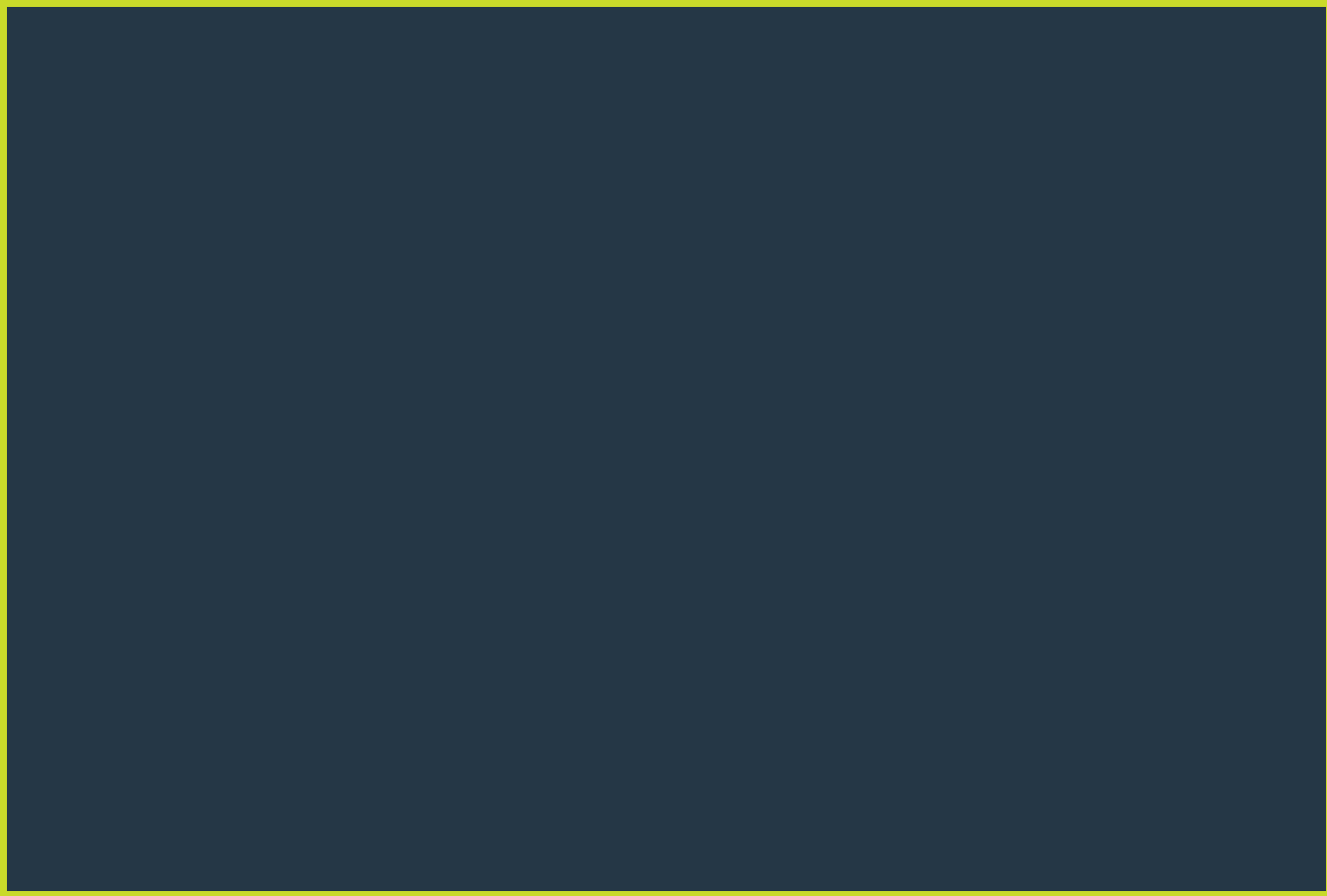
Ready November

The Poppy is a charming semi-detached, three-bedroom home designed to meet the needs of couples, young professionals, and growing families. As you step inside The Poppy, you're greeted by a welcoming hallway that leads to a bright, modern kitchen, a convenient cloakroom, and a superb living room. This versatile living area offers plenty of potential to create designated spaces for relaxing, home working, or entertaining.

On the first floor, The Poppy boasts two spacious double bedrooms, a chic family bathroom, and a single bedroom. This single bedroom is perfect for a child's room, a home office, or a craft room, making it a versatile space that can adapt to your changing needs.

***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

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





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.



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 (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		
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