



Plot 53 Poppy Mary's Meadow

| DE11 8GX | Prices From £240,000

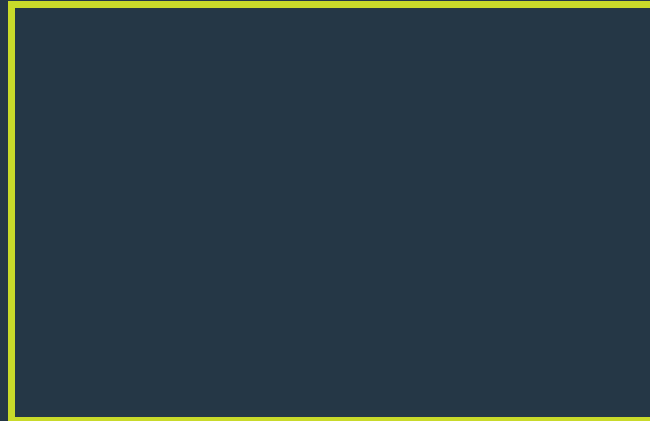
**ROYSTON  
& LUND**

- Ready November - Plot 53
- Prime Location at the end of a Cul-de-Sac
- Family Bathroom And Ground Floor Cloakroom
- Bright Spacious Kitchen
- New Build
- 3 Bedroom Home Semi-Detached
- Two Parking Spaces
- Beautiful Living Room
- Freehold
- Contact The Office for An Appointment For Your Personal Tour



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THIS HOME**



A 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.

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.

Ready November 2024

\*\*\*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



### EPC

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

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**ROYSTON & LUND**