



22 Ashby Road

| DE11 7BY | Guide Price £280,000

ROYSTON  
& LUND



- Guide Price Range £280,000 - £290,000
- Generous Plot To The Front & Rear
- Three Bedrooms
- Quiet Location
- EPC Rating D
- Three Storey Detached House
- Integrated Garage
- Bathroom With A Separate WC
- Freehold
- Council Tax Band C







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Royston & Lund are pleased to present this property situated in a secluded location surrounded by mature trees. This distinctive three-bedroom detached property reimagines contemporary living. It provides a perfect blend of style, adaptable spaces, and extensive outdoor areas that exceed all expectations.

Designed to accommodate a variety of lifestyle needs, this home features a flexible floorplan. With its vast plot and adaptable layout, the property offers unlimited potential for an extension (subject to correct planning permissions).

The ground floor features an entrance hall, study, conservatory, WC, utility room, and garage. On the first floor, you'll find a sleek, modern kitchen, a dining room with full-length windows overlooking the private, tree-lined front garden, and a spacious lounge perfect for family gatherings. The second floor houses three bedrooms, a family bathroom and a separate WC.

Set on a generously sized plot, the garden is ideal for outdoor enthusiasts, providing ample room for al fresco dining, gardening, or a play area for children and pets.

Woodville, a village in South Derbyshire, offers essential amenities including local shops, a post office, primary schools, and healthcare facilities. It features several parks and green spaces, a community center, and easy access to nearby towns for additional services.





### EPC

#### Energy Efficiency Rating

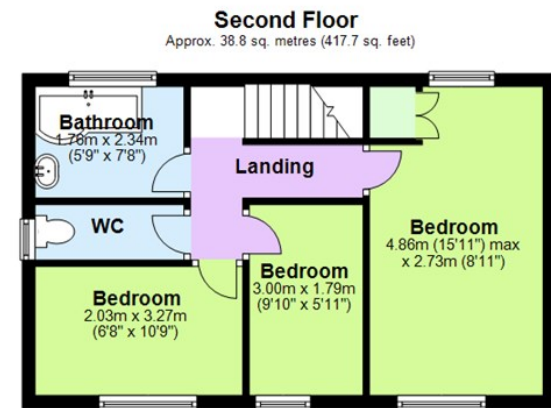
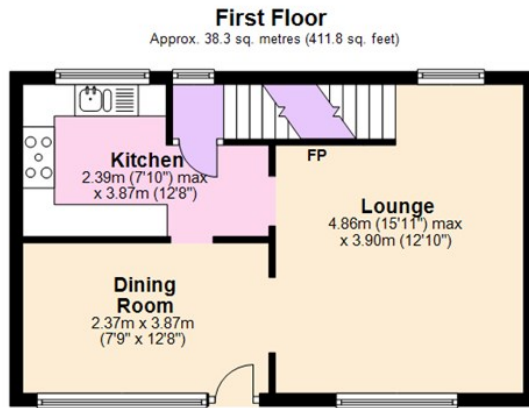
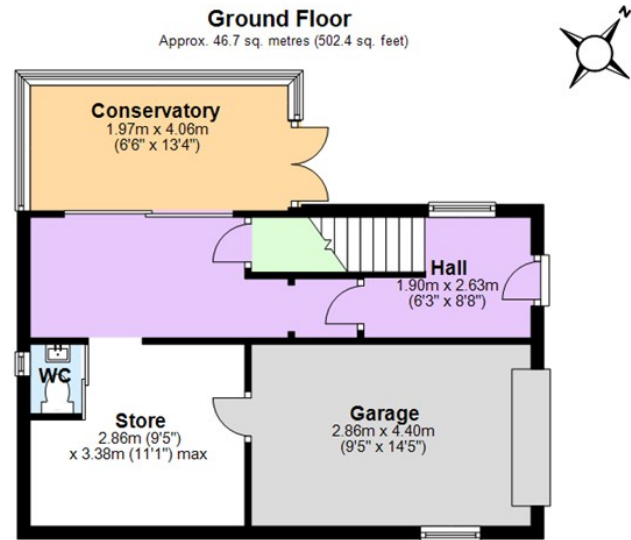
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		79
(69-80) <b>C</b>	67	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		

#### England & Wales EU Directive 2002/91/EC

#### Environmental Impact (CO<sub>2</sub>) Rating

	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(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>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		

#### England & Wales EU Directive 2002/91/EC



Total area: approx. 123.7 sq. metres (1332.0 sq. feet)

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

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 firms employment has the authority to make or give any representation or warranty in respect of the property.

**ROYSTON & LUND**