



22 Ashby Road

| DE11 7BY | Offers In The Region Of £270,000

ROYSTON
& LUND

- Offers in The Region of £270,000
- 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





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 centre, and easy access to nearby towns for additional services.

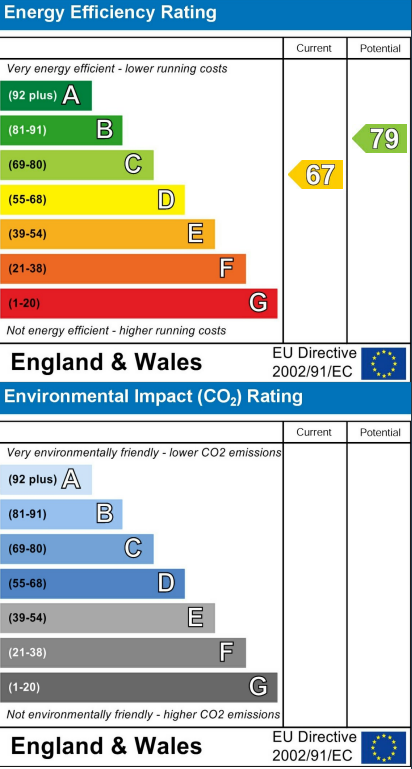




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EPC



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