



43 Rowan Drive

Midway | DE11 0FF | Guide Price £210,000

ROYSTON  
& LUND

- Guide Price of £210,000 - £220,000
- Three Bedrooms
- Downstairs WC
- Built In Storage
- EPC Rating B
- Modern Semi-Detached Home
- Fully Integrated Kitchen
- Off Street Parking
- Freehold
- Council Tax Band B





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Royston and Lund are thrilled to present this charming semi-detached home, perfectly nestled in a picturesque cul-de-sac. This delightful property is a true gem and an absolute must-see!

Upon arrival, the home welcomes you with a neat frontage and a pathway leading to the inviting entrance door. Step inside, and you are greeted by a bright and airy entrance hallway, thoughtfully designed with access to the kitchen diner, lounge, and a convenient ground floor cloakroom.

The kitchen, situated at the front of the property, is both stylish and practical. It features a well-appointed fitted kitchen with ample workspace and a window to the front elevation, creating a light and welcoming atmosphere. There's also plenty of room for a dining table and chairs, making it an ideal spot for family meals or casual gatherings.

At the rear of the home, you'll find the spacious lounge, a perfect retreat for relaxation and entertaining. The lounge boasts French doors that open onto a surprisingly large and beautifully maintained garden, offering an excellent space for outdoor enjoyment.

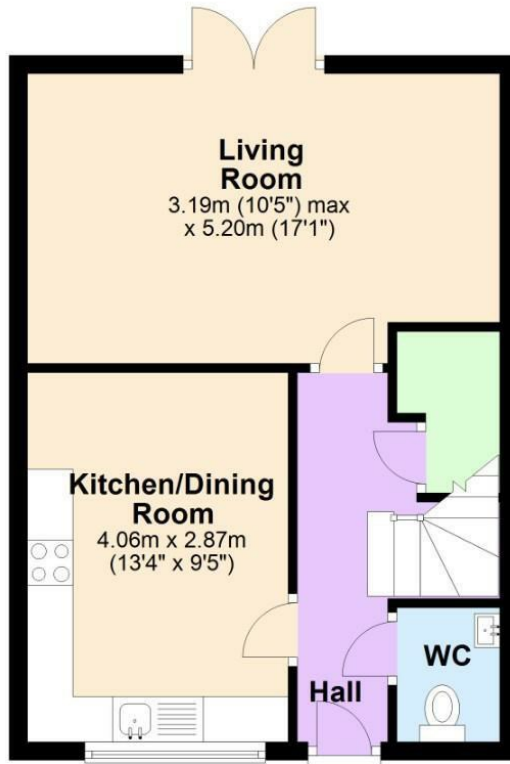
Upstairs, the staircase leads to a landing area, which provides access to three well-proportioned bedrooms and a modern family bathroom.

Completing this wonderful home is a side driveway, offering tandem parking for two cars—a practical and desirable feature for busy households.



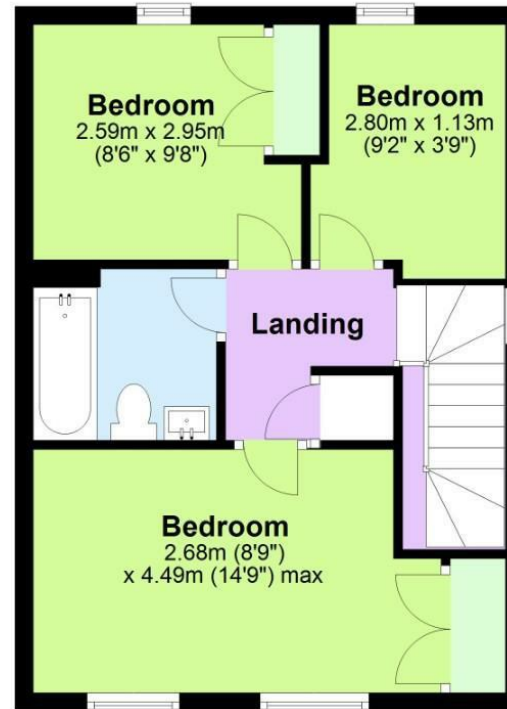
## Ground Floor

Approx. 38.2 sq. metres (411.0 sq. feet)



## First Floor

Approx. 38.2 sq. metres (411.4 sq. feet)



Total area: approx. 76.4 sq. metres (822.4 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.



## EPC

### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		94
(81-91) B	82	
(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<sub>2</sub>) Rating

	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions		

England & Wales EU Directive 2002/91/EC

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**