



4 Cobblestone Drive

| DE11 0FL | Guide Price £325,000

ROYSTON
& LUND

- Guide Price £325,000 - £345,000
- No Upward Chain
- Four Bedroom Detached Home
- Lounge/Diner
- Ensuite to Master Bedroom
- North Facing Garden
- Separate Garage
- Freehold
- EPC B
- Council Tax D





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Royston & Lund are delighted to present this beautifully appointed four-bedroom detached home, offered to the market with no upward chain.

Upon entering, you are welcomed by a spacious hallway leading to a generous lounge spans the full length of the property, providing an inviting space for relaxation and entertaining. To the right, a separate study offers the perfect work-from-home setup, alongside a conveniently located ground floor W/C.

To the rear of the home, the open-plan kitchen and dining area provide a fantastic social hub, with views over the north-facing garden. A separate utility room is also located off the kitchen for added convenience.

Upstairs, the property boasts four well-sized bedrooms and a contemporary family bathroom. The master suite benefits from a dedicated dressing area with fitted wardrobes, as well as a private en-suite shower room.

Externally, the home enjoys a low-maintenance rear garden, perfect for those seeking a peaceful outdoor retreat.





EPC

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		92
(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 (CO₂) 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		

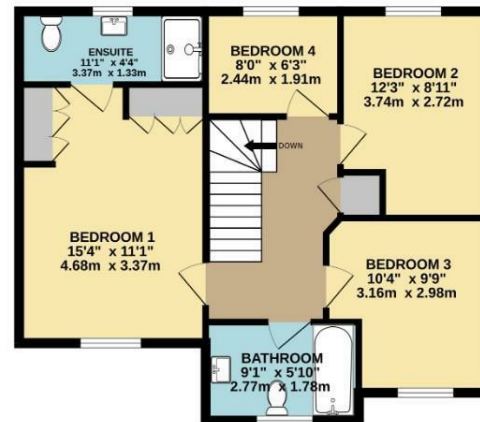
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GROUND FLOOR
787 sq.ft. (73.1 sq.m.) approx.



1ST FLOOR
616 sq.ft. (57.2 sq.m.) approx.



TOTAL FLOOR AREA: 1403 sq.ft. (130.3 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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