



3 York Close

Midway | DE11 7PU | Guide Price £300,000

ROYSTON
& LUND

- Guide Price - £300,000 - £310,000
- Panoramic views
- Kitchen/ Diner with Patio doors to the Garden
- Single Garage
- Council Tax C
- Detached Bungalow
- Cul - De - Sac
- Two Bedrooms
- EPC - D
- Freehold





Upon entering, you are greeted by a bright and airy lounge, located off the hallway, featuring a stunning bay window that floods the space with natural light—perfect for relaxing or entertaining guests. The kitchen-diner provides a warm and inviting space, with double doors leading to the beautifully maintained garden, seamlessly blending indoor and outdoor living. A convenient side door also provides access to two additional storage rooms, offering ample space for household essentials.



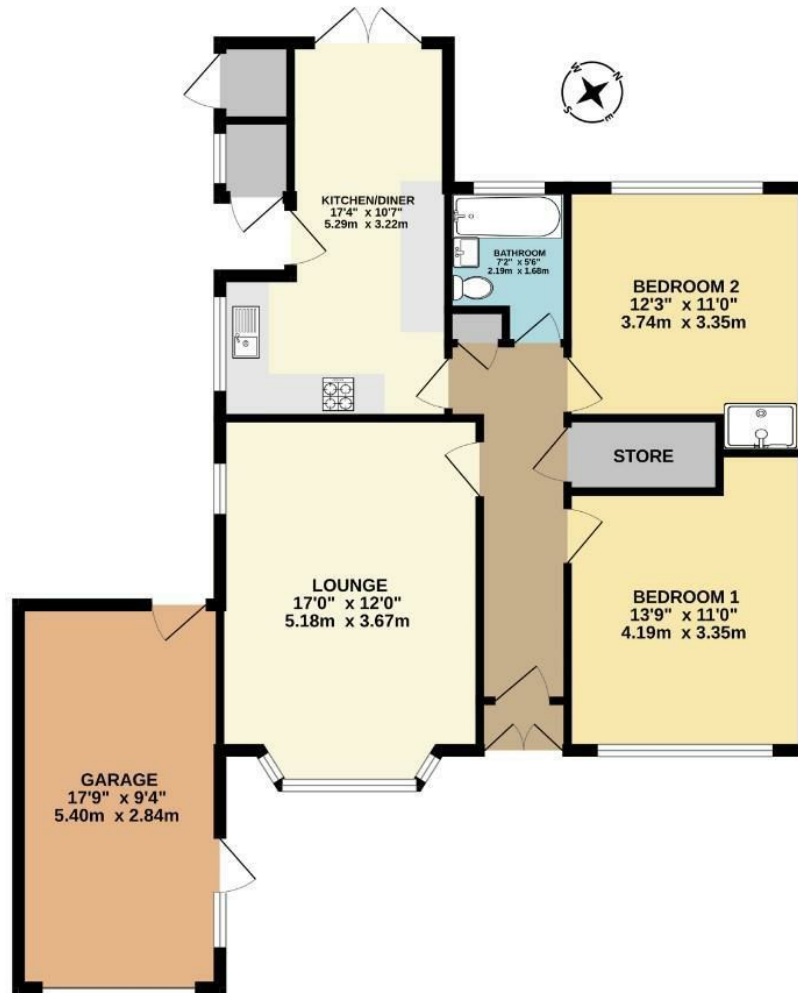
To the right of the home, you will find two well-proportioned double bedrooms, both benefiting from large windows that enhance the light and airy feel of the home. The second bedroom comes with the added bonus of a shower. As well as a dedicated storage area with a door on the landing,

A family bathroom serves the property, complementing the layout.

The low-maintenance garden is thoughtfully designed, featuring a patio area and a small lawn, providing a lovely outdoor retreat while remaining easy to upkeep.

This property offers scope to add your own touch.

GROUND FLOOR
941 sq.ft. (87.4 sq.m.) approx.



TOTAL FLOOR AREA: 941 sq.ft. (87.4 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.
Made with Metropix 62025

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



EPC

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		82
(69-80) C	65	
(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		

England & Wales

EU Directive
2002/91/EC



ROYSTON & LUND