



R  
28 Sandtop Close

| DE11 8AN | Guide Price £400,000

ROYSTON  
& LUND



- \*Guide Price £400,000 to £425,000\* - Sold With No Upward Chain!
- Beautiful Countryside Views
- Downstairs WC and Family Bathroom
- Driveway With Room For Multiple Vehicles
- EPC - E
- Spacious Five-Bedroom Home
- Well-Appointed Kitchen With A Useful Pantry
- Southeast-Facing Rear Garden
- Council Tax Band - E
- Freehold





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Royston and Lund are pleased to present this spacious five-bedroom home, situated on a large plot in the charming village of Blackfordby. Enjoying beautiful countryside views and close to local amenities, this property offers a well-balanced layout ideal for families.

Upon entry, a welcoming porch leads into the central hallway, providing access to two generously sized bedrooms, a bright dining room, a well-appointed kitchen with a useful pantry, and a convenient downstairs WC.

The ground floor also includes a family bathroom with a wash basin, WC, and shower, as well as a comfortable lounge that seamlessly connects to a delightful conservatory, creating a wonderful space for relaxation or entertaining. Upstairs, the second floor hosts three further bedrooms, all benefiting from ample natural light.

Externally, the property boasts a spacious driveway with room for multiple vehicles, a garage for additional storage or parking, and a beautifully maintained southeast-facing rear garden, perfect for enjoying the sun and surrounding countryside views.







TOTAL FLOOR AREA: 1935 sq.ft. (179.8 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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EPC

#### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	52	77

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		
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Not environmentally friendly - higher CO <sub>2</sub> emissions		

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