



21 Thistle Close

| DE11 7NY | Guide Price £425,000

ROYSTON
& LUND

- Guide Price £425,000 to £435,000
- Downstairs WC, En Suite, Two Family Bathrooms
- Off Road Parking For Multiple Vehicles
- Close To Local Amenities
- Council Tax Band E
- Five-Bedroom Detached Home
- Spacious Kitchen/Diner Complete With Integrated Appliances
- Rear Enclosed Garden
- EPC Rating C
- Freehold





Guide Price £425,000 to £435,000

Royston and Lund are delighted to present this impressive five-bedroom detached family home, offering generous living space across three floors.

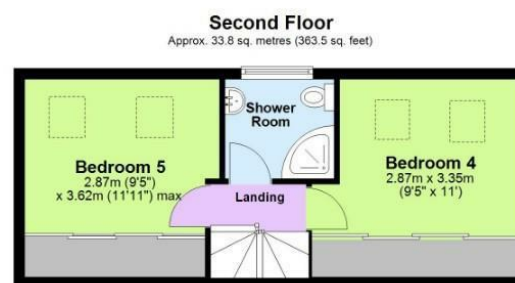
Upon entering, you're welcomed by a central hallway that leads to a private study, a convenient downstairs WC, a spacious kitchen/diner complete with integrated appliances, and a well-proportioned lounge. An additional reception room, currently used as a snug with Velux Windows, opens directly onto the enclosed rear garden through double patio doors.

The first floor hosts the primary suite, featuring its own dressing room and en suite, alongside two further bedrooms both with built in wardrobes; sharing a modern family bathroom. Additional built-in storage enhances practicality on this level.

On the second floor, you'll find two more generously sized bedrooms; both with built in wardrobes and Velux windows. A third three piece shower room completes.

Externally, the property boasts a large private driveway with space for multiple vehicles and a double garage accessible from several points. Positioned close to local amenities, scenic nature walks, and major commuter links, this home combines rural charm with modern convenience.





Total area: approx. 202.2 sq. metres (2176.8 sq. feet)



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		
	75	84

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**

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.