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&L

1 Island Close

Albert Village | DE11 8HF | Offers Over £380,000

ROYSTON
& LUND

- Offers in the Region of £380,000
- Very Spacious Kitchen
- Two En-suite Bathrooms
- Ground Floor Study Room
- EPC Rating - C
- Three Bedroom Detached
- Feature Fireplace
- Ground Floor WC
- This is an ideal location for families, with a highly regarded Primary School (rated 'Good' by Ofsted) just a short distance away, and access to green space and walking routes quite literally on the doorstep.
- Freehold - Council Tax Band - E





Offers in the Region of £380,000

3/4 Bedroom Detached Home with Spacious Interiors, Flexible Layout & Excellent Location

Royston & Lund are delighted to present this beautifully presented 3/4 bedroom detached family home, located in the sought-after area of Albert Village—just a 40m short walk to the scenic Albert Village Lake at the end of the cul de sac. There is also direct access to the National Forest and parkland right across the road.

From the moment you step inside, you're welcomed by a bright entrance hallway with oak flooring that flows seamlessly into the spacious living room, featuring a striking gas fireplace that adds warmth and character.

At the heart of the home is an impressively sized kitchen, stretching nearly 10 metres in length and finished with luxurious limestone flooring. This versatile space offers ample room for both cooking and dining and enjoys pleasant views over the well-maintained rear garden. A separate study/home office adds further practicality, ideal for remote working or additional family space. A ground floor WC completes the downstairs accommodation.

Upstairs, the home offers three generously proportioned bedrooms, including a master bedroom with a large en suite and space for extensive wardrobes. A second bedroom also benefits from its own en suite, while the third is part of a flexible former fourth bedroom layout—the dividing wall has been removed but could easily be reinstated, with electrics still in place, offering buyers the option of an additional bedroom if desired.

In addition, the main family bathroom is impressively large and features both a full-size bath and a separate shower enclosure—perfect for busy family life.

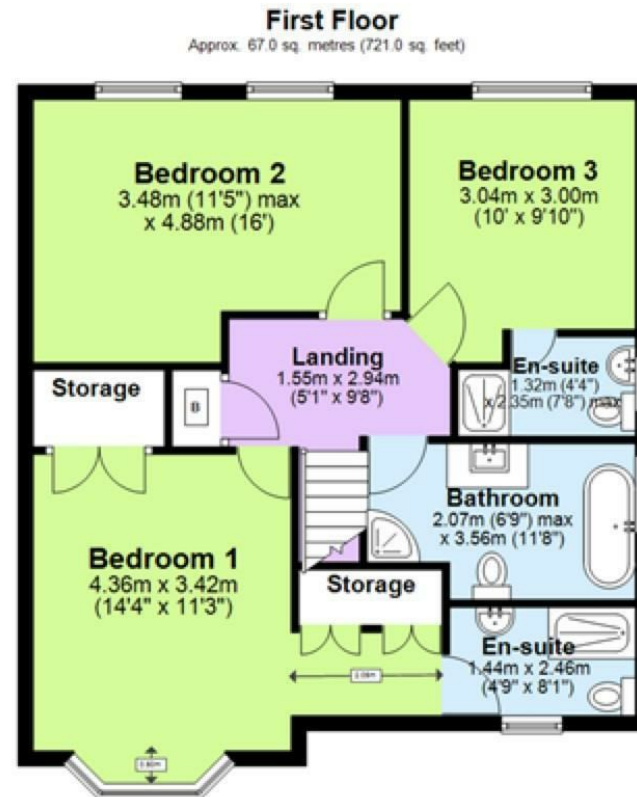
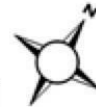
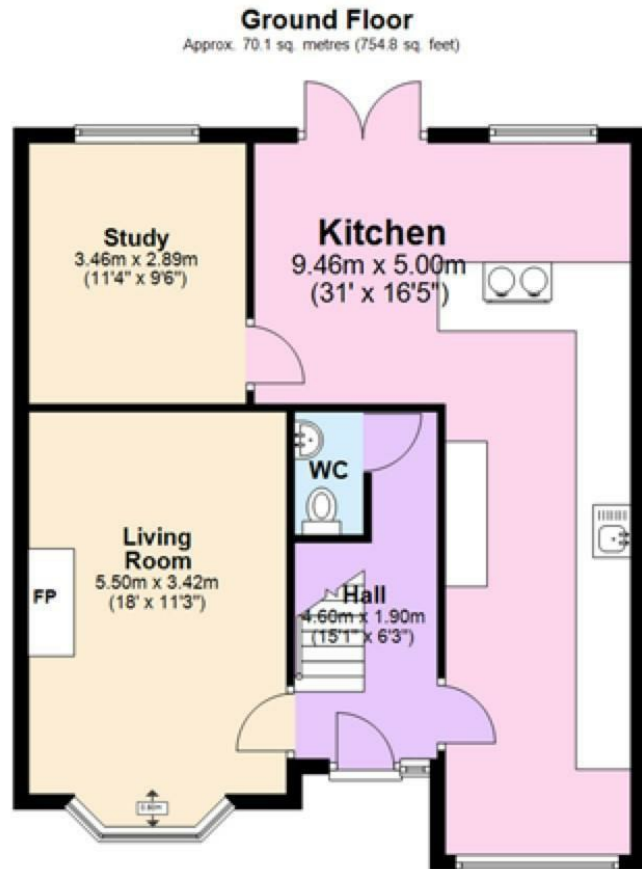
Externally, the property includes a substantial driveway with space for multiple vehicles, a private rear garden, and easy access to both village amenities and surrounding countryside.





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		
	77	86
England & Wales EU Directive 2002/91/EC		
Environmental Impact (CO ₂) 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		



Total area: approx. 137.1 sq. metres (1475.8 sq. feet)

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