



9 Ivatt Close

Midway | DE11 7FZ | Offers Over £343,000

ROYSTON
& LUND

- Offers Over £343,000
- Large Kitchen-Diner with Separate Utility Room
- Ground Floor WC
- Double Patio Doors to the Garden with Decking Area
- EPC Rating - B
- Four Bedroom Detached Family Home
- Living Room with Paneling
- En-suite Bathroom
- Private Driveway / Connected Garage
- Freehold / Council Tax Band - E





Royston & Lund are delighted to bring to the market this well-presented four bedroom detached family home located in a desirable position opposite an area of woodland.

The property is entered via a welcoming hallway. To the right, the spacious living room features attractive green wall panelling. The kitchen diner offers ample space for both cooking and entertaining, complete with French doors to the garden. The kitchen is fitted with a range of integrated appliances, including fridge, freezer, dishwasher, and gas hob. A separate utility room and WC complete the ground floor.

Upstairs, four well-proportioned bedrooms provide flexible living options. The principal bedroom benefits from integrated storage and an en-suite shower room. A family bathroom, featuring both a separate bath and shower, serves the remaining double bedrooms.

The rear garden combines a generous decked seating area with a well-kept lawn, ideal for outdoor dining and relaxation. To the front, the property enjoys driveway parking for two vehicles, access to the garage, and a lawned garden with mature shrubs.

Midway is well placed for families, with Eureka Primary School and Granville Academy both within walking distance. Everyday shopping is convenient thanks to nearby local stores and larger supermarkets in Swadlincote town centre. Bus stops are close by for easy connections, and Burton-on-Trent train station is only a short drive away. Healthcare is also accessible, with Queen's Hospital in Burton just under six miles from the property.

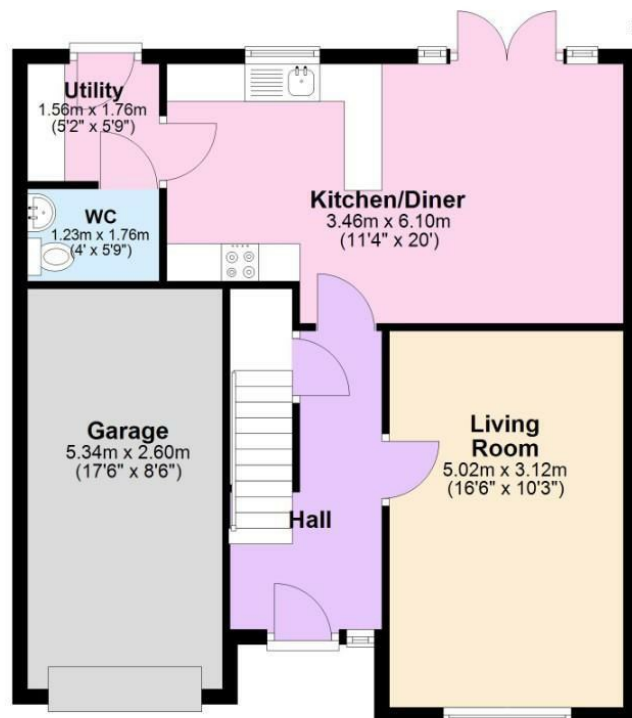


EPC

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		94
(81-91) B	84	
(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 (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		

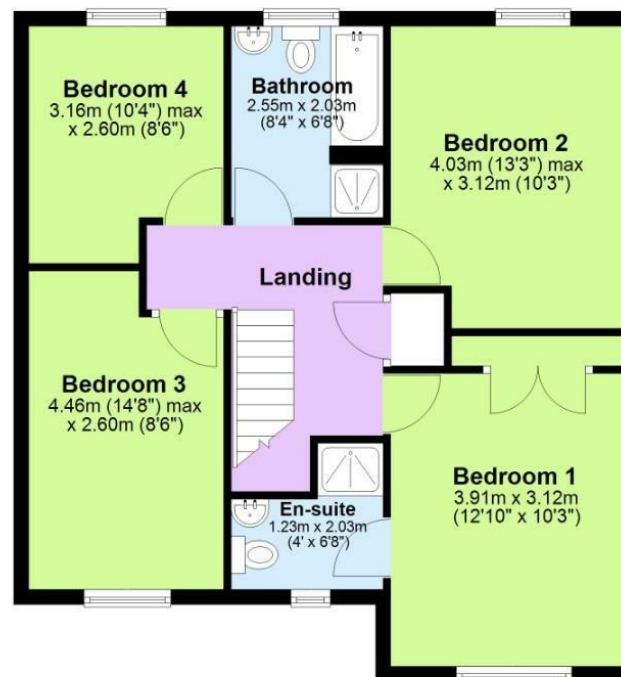
Ground Floor

Approx. 65.5 sq. metres (704.9 sq. feet)



First Floor

Approx. 63.5 sq. metres (683.6 sq. feet)



Total area: approx. 129.0 sq. metres (1388.5 sq. feet)

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.

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& LUND