



35 Greenfield Road

| DE12 7LB | Guide Price £425,000

ROYSTON
& LUND

- Offers in the Region of £425,000
- Large Open-Plan Living Room opening into the Dining Room
- Large Bright Conservatory with Patio Doors
- All Bedrooms Have Fitted Wardrobes
- Summerhouse with Bar, South Facing Garden
- Beautiful Four-Bedroom Detached Family Home with South-Facing Garden
- Kitchen with Integrated Appliances and Patio Doors to the Garden
- Utility/Study Area
- Newly Fitted Bathroom and Shower Rooms
- Council Tax Band - E - Freehold - EPC Rating - C





Offers in the Region of £425,000

Beautiful Four-Bedroom Detached Family Home with South-Facing Garden

This impressive four-bedroom detached family home offers versatile, modern living in a bright and welcoming setting.

The spacious living room features an elegant electric fireplace and a charming box bay window, opening seamlessly into the dining area and on into the conservatory, where two sets of double doors lead to the south-facing garden. Flooded with natural light, this open-plan layout creates the perfect space for both relaxing and entertaining.

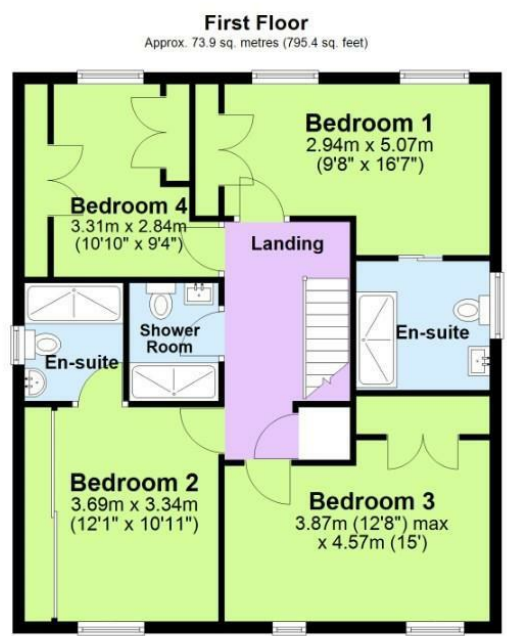
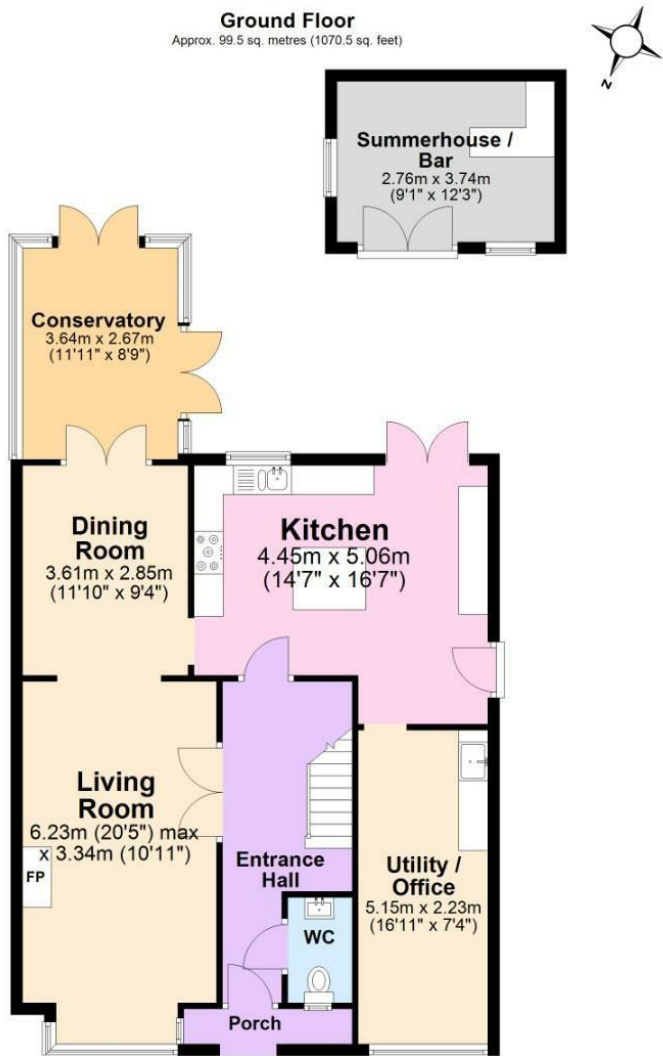
The stunning modern kitchen is a real highlight, complete with a central island, integrated appliances including a dishwasher, wine cooler, and Rangemaster cooker. Adjoining the kitchen, the garage has been converted into a utility room and study; with double patio doors opening to the garden. A convenient WC off the hallway completes the ground floor.

Upstairs, there are four bedrooms, all with fitted wardrobes. Two benefit from stylish en-suites, while the family shower room and all bathrooms have been newly fitted, complemented by new flooring and carpets throughout. A newly installed boiler provides efficient, reliable heating all year round.

Outside, the low-maintenance garden is beautifully presented with astroturf and a summerhouse complete with its own bar, perfect for entertaining or unwinding. To the front, there is off-road parking for up to four vehicles.

Combining space, style, and comfort, this superb home is ideal for families seeking modern living in a peaceful setting.





Total area: approx. 173.3 sq. metres (1865.9 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 firms 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		
(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		

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