



21 Dennis Way

Measham | DE12 7BP | Asking Price £315,000

ROYSTON
& LUND

- Three (Double) Bedrooms, Detached Family Home
- Additional Side Extension with Utility and Garage
- Principal Bedroom with Fitted Wardrobes and En-suite Shower Room
- Plenty of Off-Road Parking with Surrounding Rural Area
- Freehold Property
- Inviting Kitchen/Dining Room with Brand New Integrated Appliances
- Ample Size Living Room
- Ground Floor WC
- South-West Facing Patio Garden
- EPC Rating - B / Council Tax Band - C





Beautifully Presented Three-Bedroom Detached Home

Coming through a warm and welcoming entrance hall, you are immediately greeted by a sense of space and modern style. The kitchen and dining area is a truly inviting space, newly fitted with a range of integrated appliances including a double electric oven, six-ring hob, and dishwasher. Sleek quartz worktops and a matching central island add a touch of luxury. Bi-fold doors open directly onto the garden, seamlessly blending indoor and outdoor living.

A connecting utility room, newly added in 2025, offers excellent practicality with bespoke fitted cabinetry, including full-height storage for ironing boards, a corner coat and shoe cupboard, and plumbing for both a washing machine and tumble dryer. The room also features a sink and matching, new flooring flowing through from the kitchen, maintaining a cohesive and modern look. A patio door provides additional access to the garden.

The garage is fully equipped with fitted electrical sockets and a brand-new electric roller door, complete with fob controls and an internal wall switch.

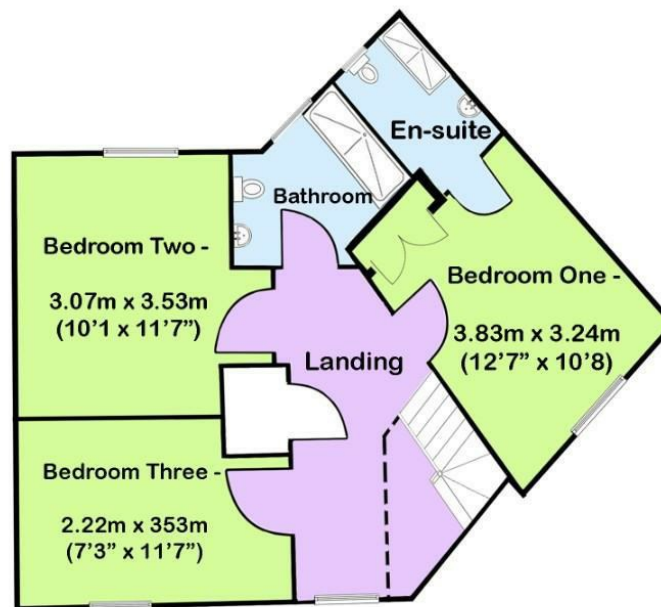
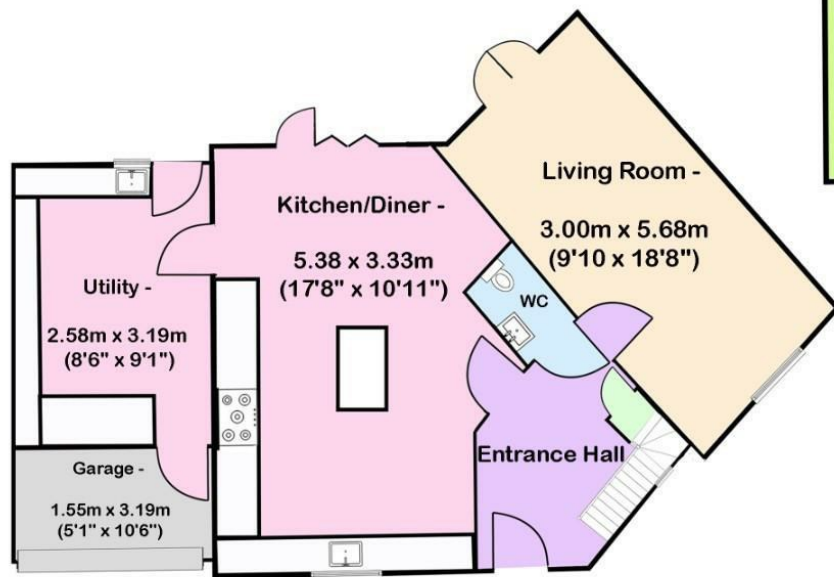
The rear garden, newly landscaped in 2025, enjoys a south-west facing aspect and features elegant porcelain tiles, bespoke planters, and a well-maintained lawn.

To the back of the ground floor, the spacious living room provides a comfortable and bright environment, enhanced by French doors that fill the room with natural light. A WC completes the ground floor.





First Floor - Approx. 97 sq. metres (1041 sq. foot)



**Ground Floor -
Approx. 95 sq. metres (1024 sq. ft)**

**Total -
192 sq. metres (2065 sq. ft)**



EPC

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		94
(81-91) B	83	
(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 (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

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