



R
&L

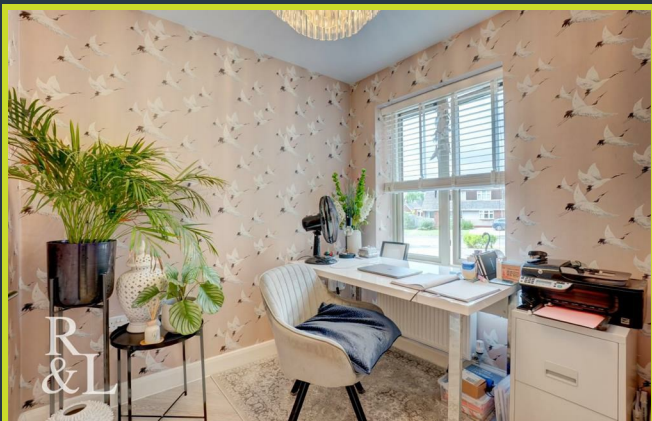
3 Bluebell Mews

| DE11 8GJ | Guide Price £580,000

ROYSTON
& LUND

- Guide Price: £580,000 - £600,000
- First Floor Family + Two En-Suites
- Living Room with Bi-Fold Doors
- Electric Up and Over Garage and Driveway
- NO ONWARD CHAIN
- Four Bedroom Detached Home
- Spacious Kitchen/Dining Room
- Ground Floor WC & Utility
- Council Tax: E // EPC: B
- Freehold





*** Guide Price: £580,000 - £600,000 ***

A beautifully presented four-bedroom detached family home, situated within the sought-after village of Blackfordby. Offering spacious and versatile accommodation, contemporary interiors and a landscaped rear garden, the property is ideally suited to modern family living.

The ground floor opens into a welcoming entrance hall, providing access to a generous living room, impressive kitchen/dining room, separate reception room, utility and WC. The spacious living room enjoys plenty of natural light, with bi-fold doors opening directly onto the rear garden. At the heart of the home is the stylish kitchen and dining room, fitted with a range of modern units, integrated appliances and a large central island providing additional storage, preparation space and informal seating. A separate reception room offers excellent versatility as a home office, playroom or snug, while the utility provides further storage and access to the garden. An integral garage completes the ground-floor accommodation.

To the first floor are four well-proportioned bedrooms and a contemporary family bathroom. Two of the bedrooms benefit from private en-suite shower rooms, with the principal bedroom also featuring fitted wardrobes. The luxurious family bathroom is finished to a high standard and includes a freestanding bath and twin wash basins.

Externally, the property benefits from a driveway providing off-road parking and access to the integral garage which is fitted with an electric up-and-over door. The enclosed rear garden has been attractively landscaped, featuring a paved seating area, established borders and a central lawn—creating an excellent setting for outdoor entertaining and family enjoyment.

For more information: https://reports.sprift.com/property-report/?access_report_id=5580623

NO ONWARD CHAIN

Freehold



EPC

Energy Efficiency Rating

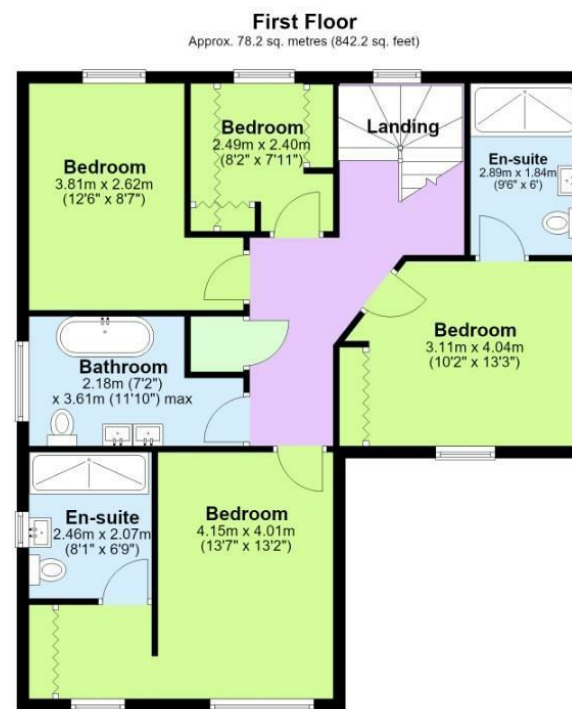
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		93
(81-91) B	85	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		

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



Total area: approx. 173.2 sq. metres (1864.1 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.

**ROYSTON
& LUND**