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&L

3 Millfield Street

Woodville | DE11 7DB | Price Guide £400,000

ROYSTON
& LUND

- ***Guide Price: £400,000 to £410,000
- Two Bath with Ground floor WC
- West Facing Garden
- Close to Numerous Amenities
- EPC: TBC
- Four Bedroom Detached House
- Open Kitchen/Breakfast Room
- Oozes Character and Charm
- Council Tax: D
- Freehold





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Royston & Lund are delighted to present this beautifully characterful four-bedroom detached home, bursting with charm, period features and spacious accommodation throughout. Situated in a desirable setting, this impressive property perfectly combines timeless elegance with tasteful modern upgrades, creating a wonderful family home.

Upon entering through the welcoming inner porch, you are greeted by a spacious entrance hall that sets the tone for the rest of the property, offering access to the principal ground floor living spaces and staircase to the first floor. To the front of the home, the living room is a superb reception space, featuring a stunning fireplace that creates a wonderful focal point while adding to the home's rich character and inviting atmosphere. Across the hall, the separate lounge provides an equally charming second reception room, again boasting a beautiful fireplace and offering the perfect setting for relaxing, entertaining guests or creating a cosy family snug.

To the rear of the property, the stylish kitchen/breakfast room has been thoughtfully updated with contemporary grey cabinetry, quality work surfaces and generous storage, while maintaining a bright and airy feel. This spacious area offers plenty of room for casual dining and everyday family life, with large windows allowing natural light to pour in. Leading directly from the kitchen is the lovely conservatory, enhanced by a skylight that fills the space with sunshine, making it an ideal additional sitting area, dining space or garden room to enjoy throughout the year.





EPC

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			84
(81-91) B		74	
(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. 98.1 sq. metres (1056.0 sq. feet)



First Floor
Approx. 68.3 sq. metres (735.2 sq. feet)



Total area: approx. 166.4 sq. metres (1791.2 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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