



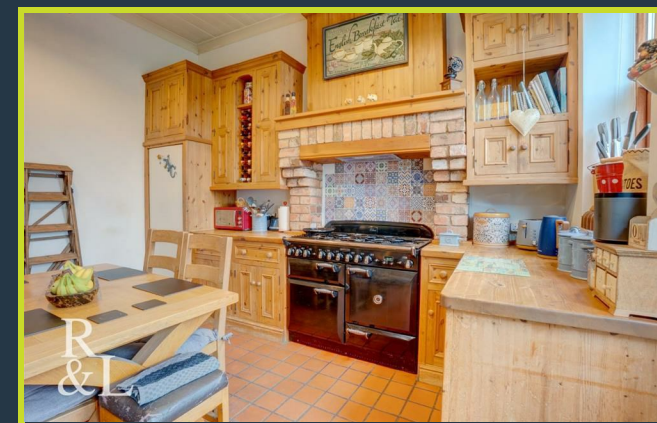
R  
&L

34 High Street

Woodville | DE11 7EH | Guide Price £325,000

ROYSTON  
& LUND

- Guide Price £325,000-£345.000
- Original Features Throughout
- Two Large Reception Rooms & Utility Room
- Summerhouse & Keter Shed
- Council Tax C
- A Charming Four-Bedroom Victorian End Terrace
- Kitchen/Diner with Range Cooker
- Large Family Bathroom, Downstairs WC
- EPC D
- Freehold





Guide Price £325,000 - £345,000

A charming four-bedroom Victorian end of terrace home full of period features, including original fireplace surrounds, beautifully combined with modern updates for contemporary living.

Entering the property through the porch into a welcoming hallway, you are immediately greeted by the abundance of character features. Two spacious reception rooms sit to the left and right, both benefitting from original fireplaces, creating warm and inviting living spaces.

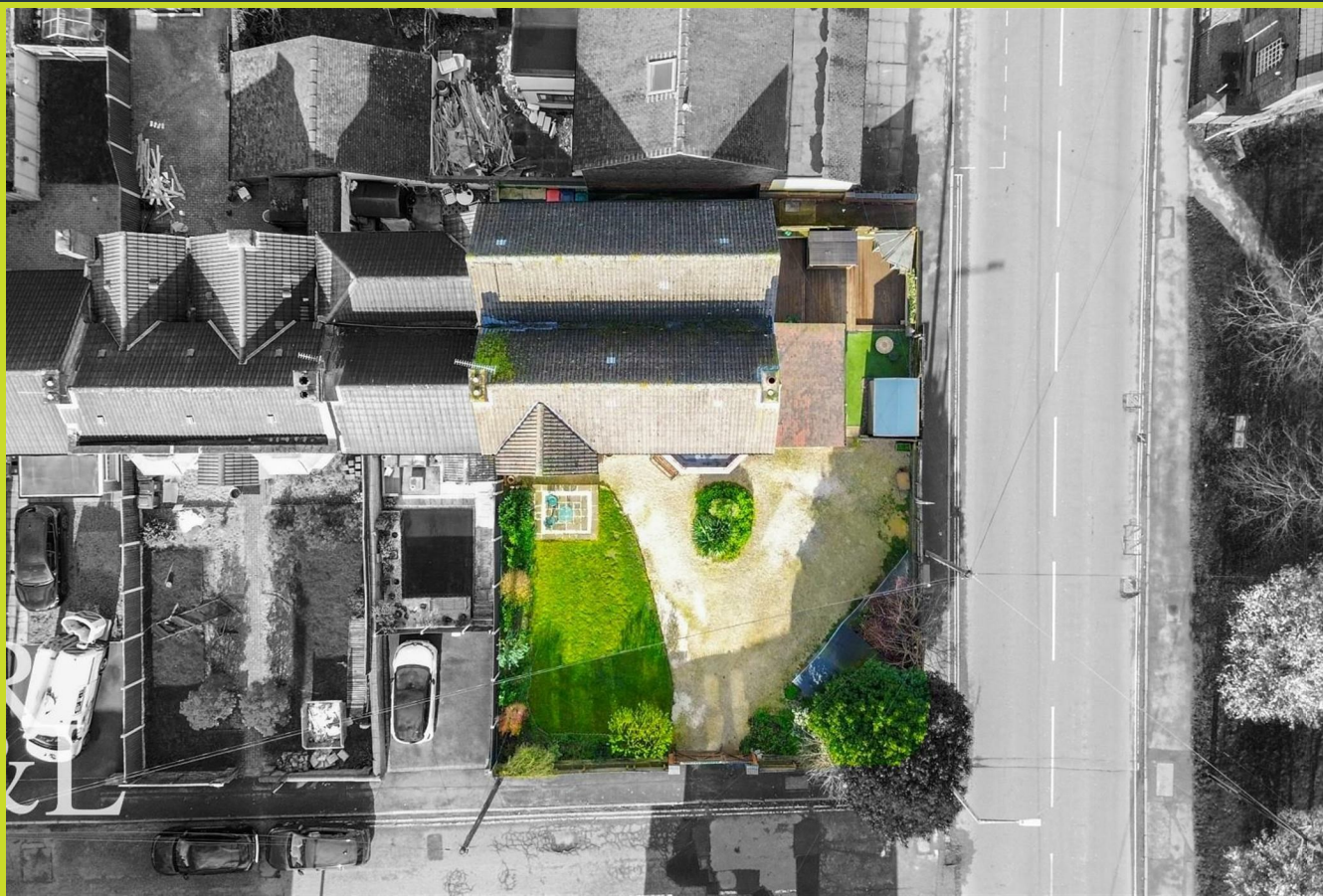
To the rear of the property is a generous kitchen-diner fitted with a range of wooden wall and base units, a range cooker, dishwasher, and space for additional appliances. Double patio doors open out to the rear garden, allowing plenty of natural light and providing an ideal space for entertaining. Off the kitchen there is a useful utility room and a convenient ground floor WC. When

At the foot of the stairs, the property benefits from a large open space, perfect for a study area or storage. The first floor offers three well-proportioned double bedrooms, each featuring original fireplaces, with the principal bedroom also benefitting from excellent storage. There is also a fourth smaller bedroom, ideal as a dressing room, walk-in wardrobe, home office, or single bedroom. A large, modern four-piece family bathroom completes the first floor.

Outside, there is a large enclosed garden and driveway at the front of the property, providing secure parking for multiple vehicles, as well as a further entertaining area with decking, artificial grass, a Keter shed, bar and corner arbour at the side/rear of the property.

The home is ideally located within walking distance of local amenities, including a primary school, convenience stores, and scenic National Forest walks.

For More Information; [https://reports.sprift.com/property-report/?access\\_report\\_id=5099787](https://reports.sprift.com/property-report/?access_report_id=5099787)





EPC

### Energy Efficiency Rating

|                                             | Current | Potential |
|---------------------------------------------|---------|-----------|
| Very energy efficient - lower running costs |         |           |
| (92 plus) <b>A</b>                          |         |           |
| (81-91) <b>B</b>                            |         |           |
| (69-80) <b>C</b>                            |         |           |
| (55-68) <b>D</b>                            |         |           |
| (39-54) <b>E</b>                            |         |           |
| (21-38) <b>F</b>                            |         |           |
| (1-20) <b>G</b>                             |         |           |
| Not energy efficient - higher running costs |         |           |
|                                             | 59      | 71        |

England & Wales EU Directive 2002/91/EC

### Environmental Impact (CO<sub>2</sub>) Rating

|                                                                 | Current | Potential |
|-----------------------------------------------------------------|---------|-----------|
| Very environmentally friendly - lower CO <sub>2</sub> emissions |         |           |
| (92 plus) <b>A</b>                                              |         |           |
| (81-91) <b>B</b>                                                |         |           |
| (69-80) <b>C</b>                                                |         |           |
| (55-68) <b>D</b>                                                |         |           |
| (39-54) <b>E</b>                                                |         |           |
| (21-38) <b>F</b>                                                |         |           |
| (1-20) <b>G</b>                                                 |         |           |
| Not environmentally friendly - higher CO <sub>2</sub> emissions |         |           |

England & Wales EU Directive 2002/91/EC



Total area: approx. 196.5 sq. metres (2115.2 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 firms employment has the authority to make or give any representation or warranty in respect of the property.

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& LUND