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&L

9 Winfield Way

Blackfordby | DE11 8GN | Guide Price £350,000

ROYSTON
& LUND

- Guide Price: £350,000 - £360,000
- Spacious Kitchen/Dining Room
- Utility Room and Ground Floor WC
- South Facing Garden and Single Garage
- EPC: B
- Three Bedroom Family Home
- Principle Bedroom with En-Suite
- First Floor Family Bathroom
- Council Tax: D
- Freehold





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Royston & Lund are delighted to present this beautifully maintained three-bedroom detached family home, situated within a sought-after residential development in the desirable village of Blackfordby, Swadlincote. Offering spacious and well-appointed accommodation throughout, together with a generous driveway, detached garage and attractive rear garden, this property is perfectly suited to modern family living.

The property enjoys an impressive frontage with landscaped planting and a driveway providing off-road parking for at least three vehicles, leading to a detached garage. Upon entering, you are welcomed by a spacious entrance hallway which provides access to the principal ground floor accommodation. There is a convenient ground floor WC, a useful utility room and a bright, contemporary kitchen/dining room fitted with a range of modern units and ample space for family dining and entertaining. To the opposite side of the property, the generous living room offers a stylish and comfortable space to relax, with French doors opening onto the rear garden and allowing natural light to flood the room.

To the first floor, the landing leads to three well-proportioned bedrooms and the family bathroom. The impressive principal bedroom benefits from fitted wardrobes and a modern en-suite shower room, while the remaining bedrooms are served by a contemporary family bathroom finished to a high standard.

Outside, the enclosed rear garden is predominantly laid to lawn with a patio seating area, creating an ideal setting for outdoor dining, entertaining and family enjoyment throughout the year.





EPC

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		95
(81-91) B	84	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		

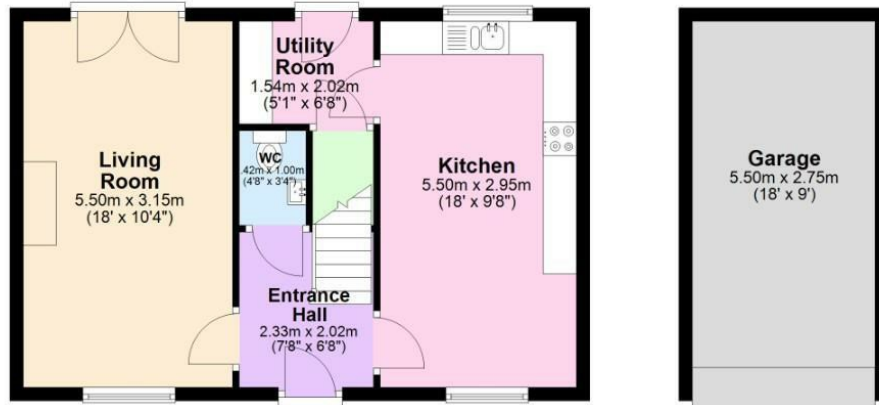
England & Wales EU Directive 2002/91/EC

Environmental Impact (CO₂) Rating

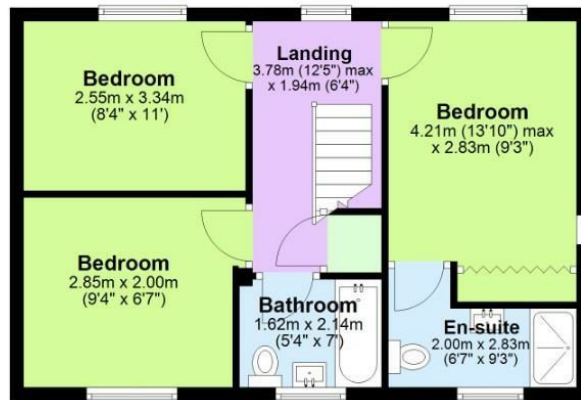
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		

England & Wales EU Directive 2002/91/EC

Ground Floor
Approx. 60.8 sq. metres (654.7 sq. feet)



First Floor
Approx. 45.7 sq. metres (492.0 sq. feet)



Total area: approx. 106.5 sq. metres (1146.8 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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