

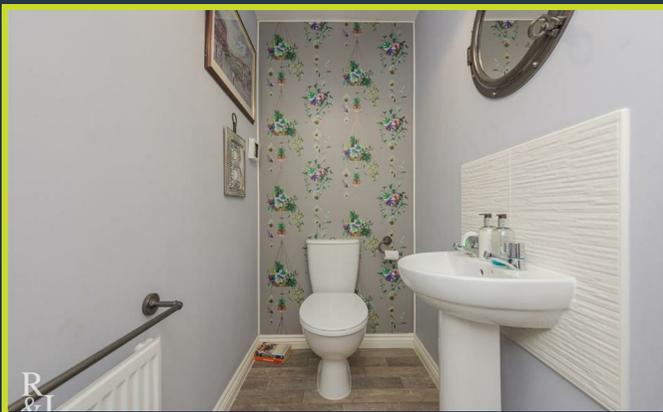


12 Bluebell Grove

Woodville | DE11 8FY | Offers Over £274,000

ROYSTON  
& LUND

- Offers Over £274,000
- En-Suite to Main Bedroom, Family Bathroom and Downstairs WC
- Built in Storage Throughout
- Driveway and Garage
- EPC Rating C
- Four Bedroom Detached Family Home
- Lounge with Patio Doors to the Rear Garden
- Opposite National Forest Walks
- Council Tax Band C
- Freehold





Offers Over £274,000

Royston and Lund are pleased to market this well presented four bedroom detached family home in Woodville. The property benefits from off street parking as well as a detached garage to the rear. Opposite the National Forest with access to countryside walks and within walking distance to local amenities.

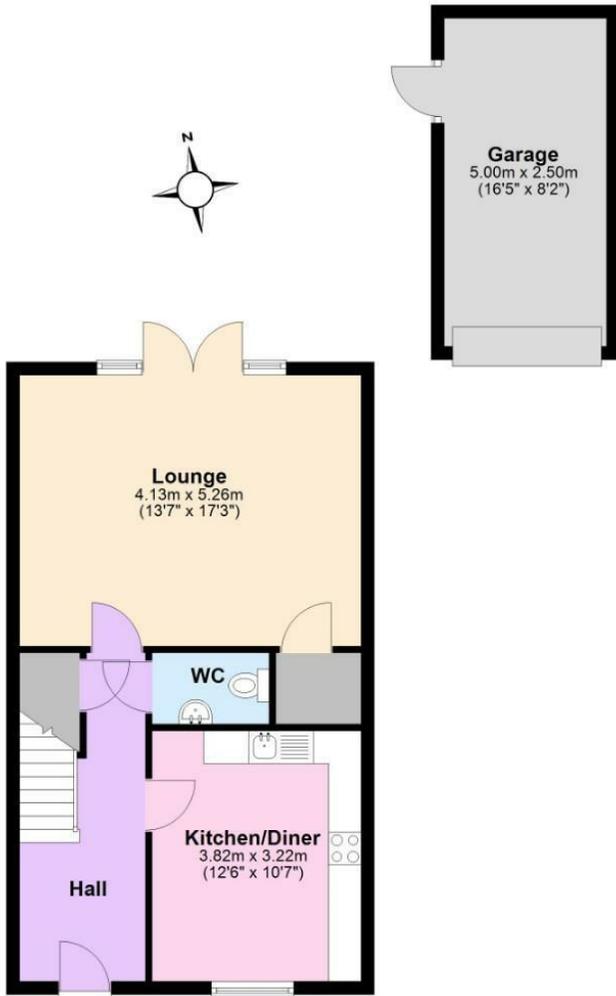


Entering into the hallway that benefits from a WC and built in storage we have access into the kitchen breakfast room, lounge and stairs to the first floor. The kitchen benefits from an integrated low level double oven, gas hob and extractor fan with space for further free standing appliances. The generous lounge benefits from a storage cupboard and has double doors that open up into the rear garden.

To the first floor there are two double bedrooms and two single bedrooms. The main bedroom benefits from an en-suite shower room consisting of a shower WC and wash basin, as well as a built in wardrobe and there are also built in wardrobes to bedroom two and three. The bathroom consists of a bath, WC and wash basin.

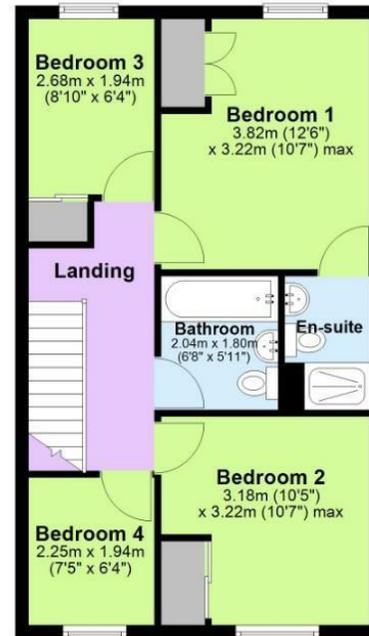
To the rear of the property there is an enclosed landscaped garden with a decked area, artificial turf and fenced boundaries.

**Ground Floor**  
Approx. 61.1 sq. metres (657.8 sq. feet)



Total area: approx. 109.9 sq. metres (1183.0 sq. feet)

**First Floor**  
Approx. 48.8 sq. metres (525.2 sq. feet)



**EPC**

**Energy Efficiency Rating**

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>89</b>
(69-80) <b>C</b>	<b>79</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		

**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

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**ROYSTON & LUND**