

SUPERIOR HOMES

ROYSTON & LUND



36 Potters Way

Measham | DE12 7BU

Offers In The Region Of £400,000 -

An immaculately presented four-bedroom detached family home, ideally located within the highly sought-after village of Measham. The property is conveniently situated close to a wide range of local amenities, including shops, pubs, and well-regarded schools, and benefits from close proximity to National Forest walks and local attractions.

The ground floor accommodation comprises a welcoming entrance hallway providing access to the principal reception rooms, kitchen dining room, downstairs WC, and staircase rising to the first floor. The living room is generously proportioned and features a front-aspect bay window, allowing natural light to flood the space while offering ample room for family living.

The open-plan kitchen dining room is an excellent size, with an adjoining dining area positioned within a rear bay featuring French doors opening onto the garden. The kitchen is fitted with high-quality fixtures and fittings and benefits from integrated appliances including an eye-level oven, gas hob with extractor fan, dishwasher, and integrated fridge freezer. Leading from the kitchen is a separate utility area with plumbing for a washing machine, an additional sink, and a door providing access to the landscaped rear garden. The ground floor further benefits from a separate study, ideal for use as a home office or snug, along with a convenient downstairs WC.

To the first floor are four well-proportioned double bedrooms. The principal bedroom benefits from built-in wardrobes and an en-suite shower room. The remaining bedrooms offer space for freestanding wardrobes and are served by a well-appointed four-piece family bathroom comprising a separate bath and shower, wash basin, and WC

Externally, the property is positioned within a quiet cul-de-sac and benefits from ample off-street parking via a double tandem driveway leading to a tandem detached garage.

Annual Management Fee Applies
Approx. £200 annually





- Offers in the Region of £400,000
- Four Bedroom Detached Family Home
- Open Plan Kitchen Dining Room With Separate Utility Area
- Downstairs WC And Under Stair Storage
- Separate Study/Snug
- Principle Bedroom With Ensuite And Built In Wardrobes
- Four Piece Family Bathroom
- Ample Off Street Parking Via Double Tandem Driveway And Spacious Garage
- Close By To Amenities And Excellent Transport Links
- EPC Rating - B /// Freehold/// Council Tax Band - E





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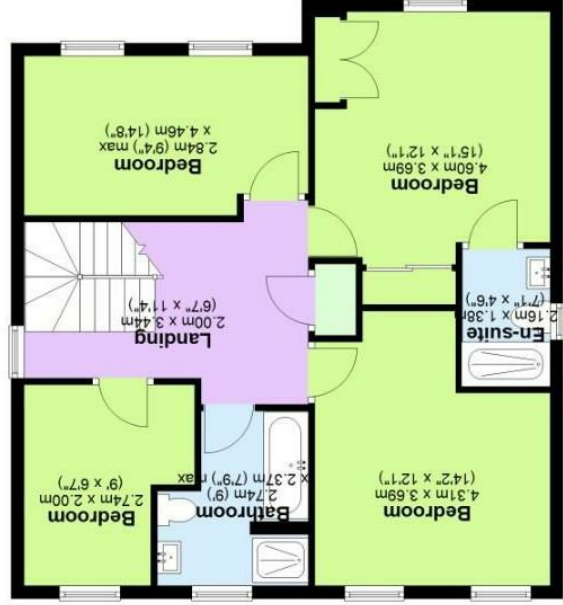
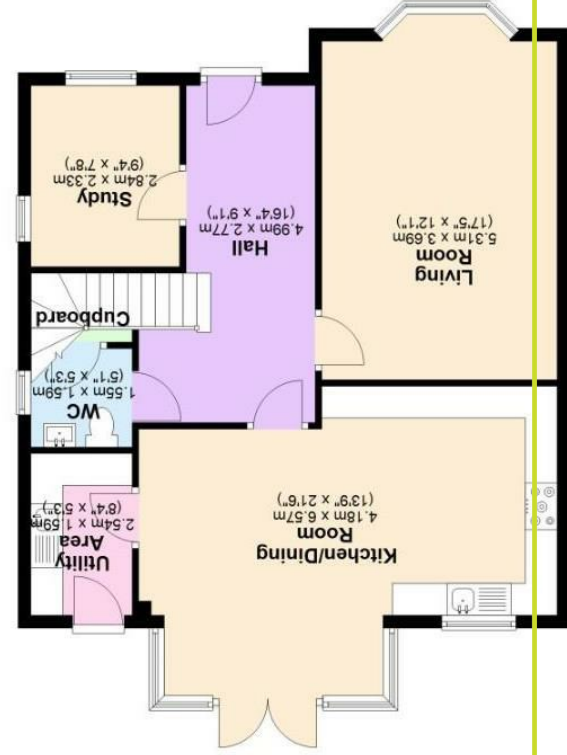
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To the rear, the property enjoys an immaculately maintained garden, beginning with a block-paved patio extending from the French doors of the dining area, creating an ideal space for outdoor entertaining. A pathway runs through the lawn towards the rear of the garden, leading to a further patio area perfectly suited for summer seating. The garden is fully enclosed by fenced boundaries, offering both privacy and a secure environment for families.



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.



Total area: approx. 145.8 sq. metres (1569.0 sq. feet)

England & Wales	
EU Directive 2002/91/EC	
Not energy efficient - higher running costs	
(1-20)	G
(21-38)	F
(39-54)	E
(55-68)	D
(69-80)	C
(81-91)	B
(92 plus)	A
Very energy efficient - lower running costs	
Current	Potential
84	92
Energy Efficiency Rating	
EU Directive 2002/91/EC	
Not environmentally friendly - higher CO ₂ emissions	
(1-20)	G
(21-38)	F
(39-54)	E
(55-68)	D
(69-80)	C
(81-91)	B
(92 plus)	A
Very environmentally friendly - lower CO ₂ emissions	
Current	Potential



EPC