

SUPERIOR HOMES

ROYSTON & LUND



The Farmhouse, 9 Duck

| DE12 7AD

Guide Price £550,000

Royston & Lund are delighted to present this beautifully presented five-bedroom detached home, offering generous living space and a blend of character and modern convenience throughout.

Step inside to a welcoming hallway, laid with new elegant wooden flooring sets the tone for the rest of the home. To the left, a charming reception room showcases its character through a rustic brick and oak beam fireplace and French doors that open out to the garden—perfect for relaxing or entertaining with a touch of countryside flair.

To the right of the hallway, you'll find a stunning open-plan kitchen. Fully fitted with integrated units, it benefits from additional worktop space, seamlessly flowing into the dining area. This sociable layout is ideal for both everyday living and entertaining, further French doors here open to the garden, inviting natural light and outdoor connection.

Adjacent to the dining area is a bright and airy lounge, complete with a wide-pane glass window offering uninterrupted views of the garden. The detached garage at the rear provides extra privacy while still allowing light to pour in.

Upstairs, the home continues to impress with five well-proportioned bedrooms and two bathrooms, arranged across two upper floors. Each bedroom is thoughtfully designed, with ample space and integrated wardrobes offering practical storage. Three Velux windows bring in additional natural light to the bedrooms and landing area. The spacious landing itself offers potential for a quiet reading nook or additional seating space.

Outside, the rear garden is well-kept and thoughtfully landscaped, featuring a mix of plant borders and slabbed patio areas—ideal for summer lounging, BBQs, and family gatherings. Additionally to the rear is a detached shared double garage and driveway with side access is tucked away to the rear.

This exceptional home combines space, character and versatility, making it ideal for families or those seeking a peaceful retreat with plenty of room.





- Guide Price £550,000 - £575,000
- Five Bedroom Detached
- Brick Fireplace and French Doors Living Room
- Seperate Lounge Area
- Open-plan Kitchen
- Ground Floor WC
- Wide Hall and Landings
- Velux Windows
- Detached Garage
- Council Tax Band - F / EPC Rating - C / Freehold









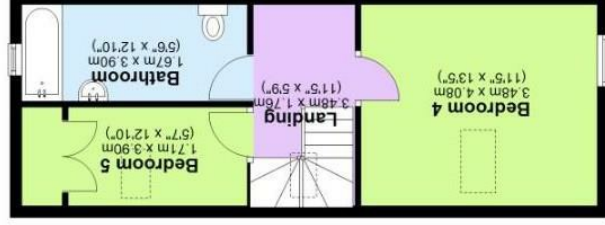


These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as 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.

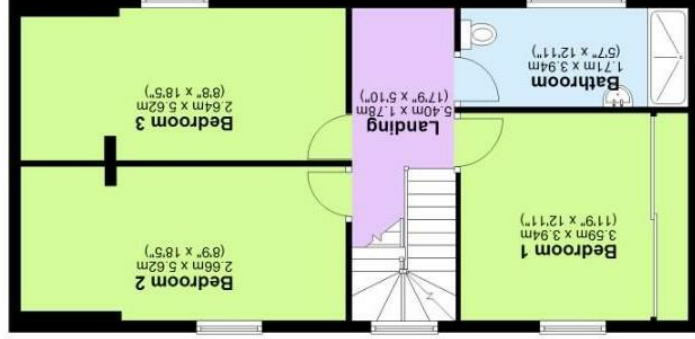
Total area: approx. 205.4 sq. metres (2211.2 sq. feet)



Ground Floor
Approx. 108.5 sq. metres (1167.5 sq. feet)



Second Floor
Approx. 34.5 sq. metres (372.6 sq. feet)



First Floor
Approx. 62.4 sq. metres (671.1 sq. feet)



England & Wales		EU Directive 2002/91/EC	
Very energy efficient - lower running costs	(92 plus)	A	(81-91)
	B	C	(69-80)
	C	D	(55-68)
	E	F	(39-54)
	F	G	(21-38)
Not energy efficient - higher running costs	(1-20)		
Energy Efficiency Rating		EU Directive 2002/91/EC	
Very environmentally friendly - lower CO2 emissions	(92 plus)	A	(81-91)
	B	C	(69-80)
	C	D	(55-68)
	E	F	(39-54)
	F	G	(21-38)
Not environmentally friendly - higher CO2 emissions	(1-20)		
Environmental Impact (CO ₂) Rating		EU Directive 2002/91/EC	
Very environmentally friendly - lower CO2 emissions	(92 plus)	A	(81-91)
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EPC



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