17 Heron Drive

Woodville | DE11 7QL | Guide Price £250,000

ROYSTON & LUND

- Guide Price £250,000 - £255,000
- Immaculatley Presented
- Integrated Kitchen Appliances
- Single Integral Garage
- EPC Rating - C
- Three Bedrooms
- Two Generous Family Bathrooms
- Ample Off Street Parking
- Low Maintenance Rear Garden
- Freehold - Council Tax Band - B

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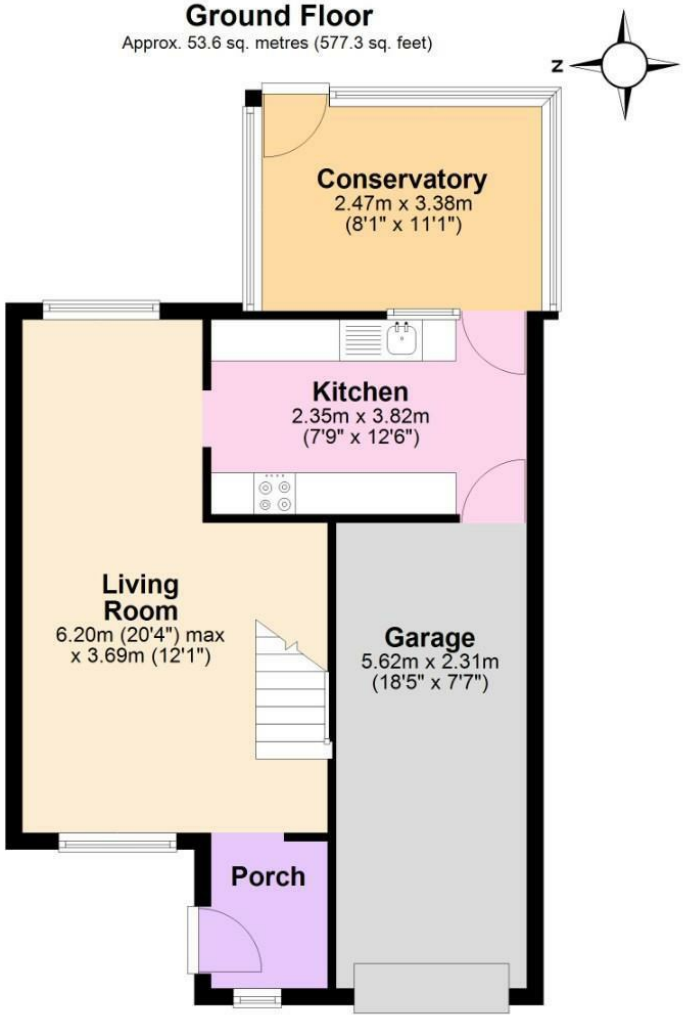
From the moment you step inside, you're greeted by wonderfully spacious living areas, beautifully illuminated by large windows to both the front and rear that flood the home with natural light. The kitchen is thoughtfully designed with integrated appliances, including an eye-level oven, hob, and extractor fan, while still offering plenty of space for additional freestanding appliances. Flowing seamlessly from the kitchen is a bright and airy conservatory, with access to the rear garden.

Upstairs, you'll find three well-proportioned double bedrooms, each offering comfortable and versatile living space. The second bedroom benefits from built-in wardrobes. The bedrooms are served by two well-appointed bathrooms: a main family bathroom featuring a bath, wash basin, and WC, and a second bathroom complete with a power shower, wash basin, and WC.

To the front of the property, a double driveway and single integral garage provide ample off-street parking. The rear garden is a true highlight — immaculately maintained and designed for low maintenance living. Beginning with a welcoming patio area, it leads up to a raised lawn with a pathway guiding you to a seating area at the back.

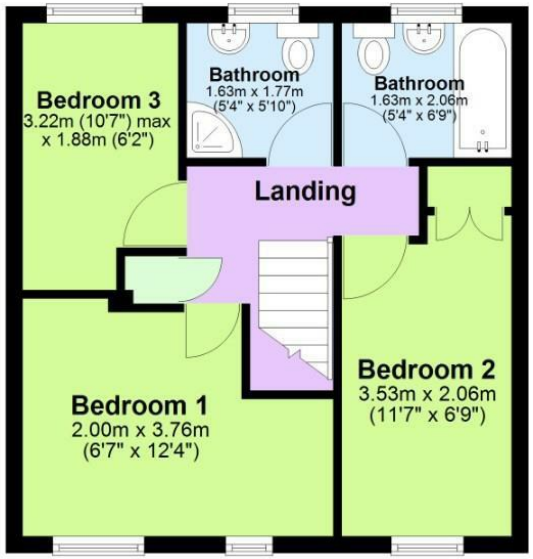
Ground Floor

Approx. 53.6 sq. metres (577.3 sq. feet)



First Floor

Approx. 36.6 sq. metres (394.4 sq. feet)



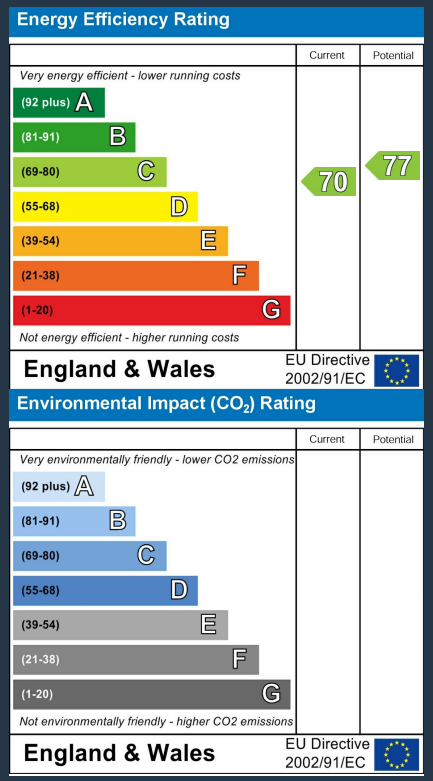
Total area: approx. 90.3 sq. metres (971.7 sq. feet)

The Property Ombudsman

naea | propertymark PROTECTED

THE GUILD PROPERTY PROFESSIONALS

EPC



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