



R
&L

23 Windmill Close

Woodville | DE11 8GE | Guide Price £260,000

ROYSTON
& LUND

- ***Guide Price: £260,000 - £270,000*** No Upward Chain
- Spacious Kitchen/Dining Room
- Garage & Off-Road Parking for multiple Vehicles
- Close to Numerous Amenities
- EPC: B
- Three Bedroom Family Home
- Principle Bedroom with EN-Suite
- Driveway Charging Point for multiple Vehicles
- Council Tax: C
- Freehold





***Guide Price £260,000 - £270,000

No Upward Chain

Royston & Lund are delighted to present this beautifully maintained three-bedroom detached family home, situated within a popular residential development in Woodville, Swadlincote. Offering well-proportioned accommodation throughout, a detached garage, generous off-road parking and a thoughtfully landscaped rear garden, this attractive home is perfectly suited to modern family living.

The property is entered via a welcoming entrance hall which provides access to the principal ground floor accommodation. A spacious living room, enjoying an abundance of natural light and providing a comfortable setting for everyday family life and relaxation.

The heart of the home is the impressive kitchen/dining room, offering a range of fitted units, ample worktop space and plenty of room for dining and entertaining. With views over the rear garden and direct access outside, this sociable space is ideal for both family living and hosting guests. A useful ground floor WC completes the ground floor accommodation.

The first floor hosts three well-proportioned bedrooms, including a generous principal bedroom benefitting from its own en-suite shower room. Two further bedrooms are served by a modern family bathroom, making the layout ideal for families, professionals or those requiring additional space for guests or home working.

Outside, the property continues to impress with a beautifully presented rear garden. Thoughtfully designed for ease of maintenance and enjoyment, the garden features a spacious patio seating area alongside a variety of established plants, shrubs and decorative borders, creating an attractive and private outdoor space perfect for relaxing or entertaining during the warmer months.





EPC

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		94
(81-91) B	83	
(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

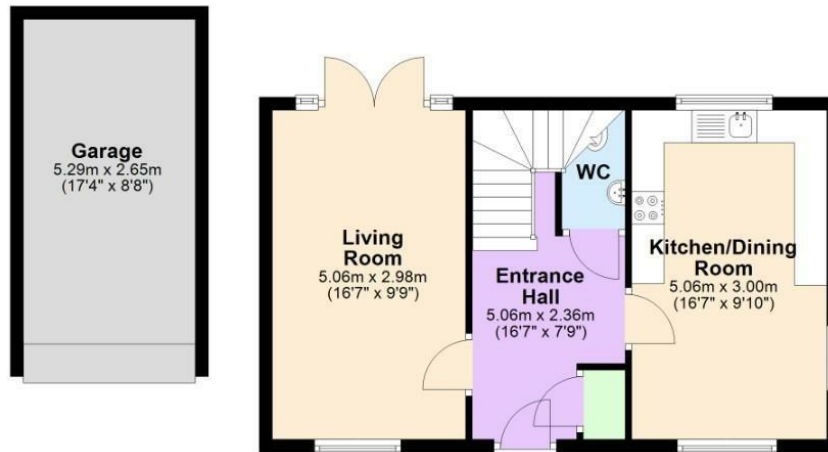
Environmental Impact (CO₂) Rating

	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

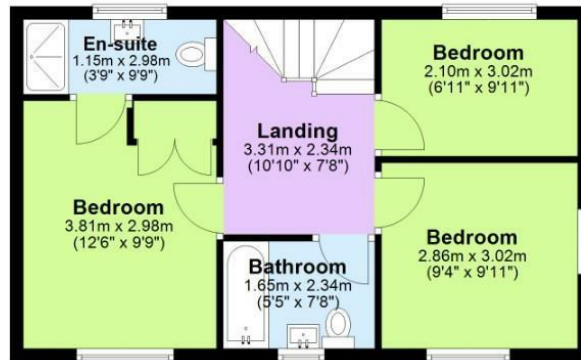
Ground Floor

Approx. 57.2 sq. metres (615.9 sq. feet)



First Floor

Approx. 43.2 sq. metres (465.1 sq. feet)



Total area: approx. 100.4 sq. metres (1081.0 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.

ROYSTON & LUND