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3 Bluebell Mews

| DE11 8GJ | Guide Price £580,000

ROYSTON
& LUND

- Guide Price: £580,000 - £600,000
- First Floor Family + Two En-Suites
- Living Room with Bi-Fold Doors
- Electric Up and Over Garage and Driveway
- NO ONWARD CHAIN
- Four Bedroom Detached Home
- Spacious Kitchen/Dining Room
- Ground Floor WC & Utility
- Council Tax: E // EPC: B
- Freehold





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A beautifully presented four-bedroom detached family home, situated within the sought-after village of Blackfordby. Offering spacious and versatile accommodation, contemporary interiors and a landscaped rear garden, the property is ideally suited to modern family living.

The ground floor opens into a welcoming entrance hall, providing access to a generous living room, impressive kitchen/dining room, separate reception room, utility and WC. The spacious living room enjoys plenty of natural light, with bi-fold doors opening directly onto the rear garden. At the heart of the home is the stylish kitchen and dining room, fitted with a range of modern units, integrated appliances and a large central island providing additional storage, preparation space and informal seating. A separate reception room offers excellent versatility as a home office, playroom or snug, while the utility provides further storage and access to the garden. An integral garage completes the ground-floor accommodation.

To the first floor are four well-proportioned bedrooms and a contemporary family bathroom. Two of the bedrooms benefit from private en-suite shower rooms, with the principal bedroom also featuring fitted wardrobes. The luxurious family bathroom is finished to a high standard and includes a freestanding bath and twin wash basins.

Externally, the property benefits from a driveway providing off-road parking and access to the integral garage which is fitted with an electric up-and-over door. The enclosed rear garden has been attractively landscaped, featuring a paved seating area, established borders and a central lawn—creating an excellent setting for outdoor entertaining and family enjoyment.

For more information: https://reports.sprift.com/property-report/?access_report_id=5580623

NO ONWARD CHAIN

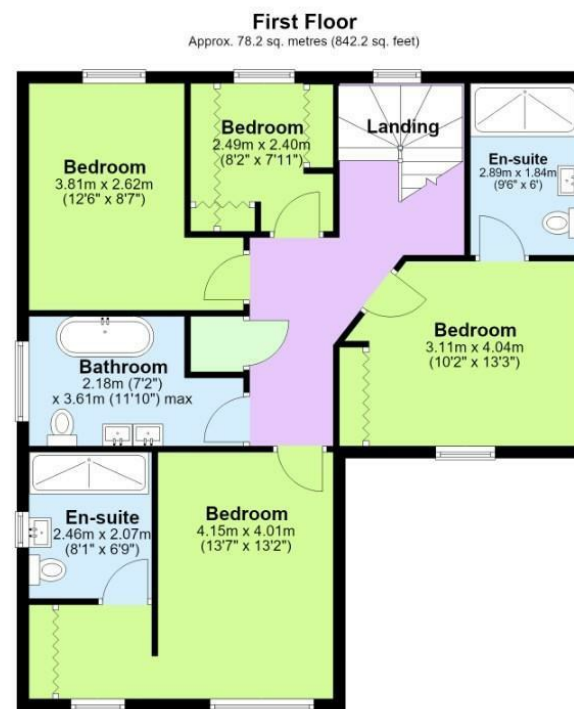
Freehold





EPC

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A	85	93
(81-91) B		
(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 (CO ₂) 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 		



Total area: approx. 173.2 sq. metres (1864.1 sq. feet)

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