



R
&L

17 Heron Drive

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

ROYSTON
& LUND

- Guide Price £250,000 - £255,000
- Immaculately 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





Guide Price £250,000 - £255,000

Upon entering, you are welcomed into generous living areas enhanced by large front and rear aspect windows that allow natural light to fill the space. The kitchen is an ample size with integrated kitchen appliances such as an eye level oven, hob and extractor fan with room to fit further freestanding. The kitchen lends itself to a spacious conservatory which in turns grants access to the rear garden.

To the first floor there are three well proportioned double bedrooms. The second bedroom having the benefit of built in wardrobes. All three bedrooms share a two three piece suite bathrooms. The main bathroom containing bath with wash basin and WC. The second bathroom having a power shower along with a further wash basin and WC.

Facing the property there is ample off street parking via a double driveway and single integral garage, to the rear of the property there is a low maintenance immaculately kept garden which starts with with a patio area to start leading to a stepped up lawn space with pathway leading to a sun trapped seating area to the rear aspect.



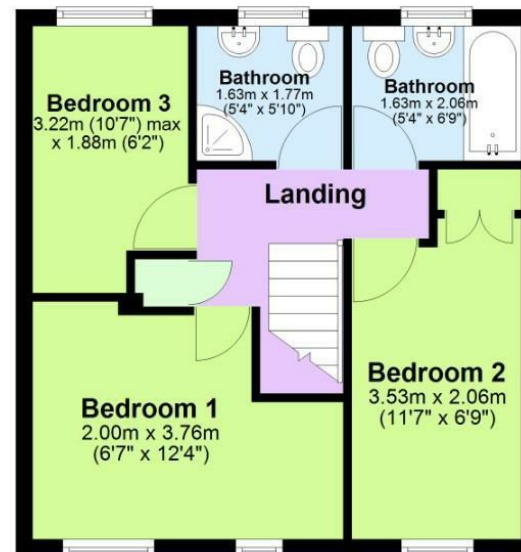
Ground Floor

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)



EPC

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(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		

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**