



4 Sandhills Close

Measham | DE12 7HN | Guide Price £300,000

ROYSTON  
& LUND

- Four Bedroom Detached
- Spacious Living Room
- Cosy Conservatory
- South-Facing Large Garden
- EPC Rating - C
- Downstairs W/C
- Contemporary Kitchen with Breakfast Bar
- Snug Room
- Freehold Property
- Council Tax Band - D





This four-bedroom detached home welcomes you with an inviting entrance hall. To the left is a generous living room featuring a fireplace as a focal point, which connects through to a bright and cosy conservatory. Adjacent is a contemporary kitchen with neutral cabinetry and worktops, a breakfast bar, and integrated appliances including a dishwasher, gas hob, oven, and fridge-freezer, with convenient side access to the garden. To the right of the entrance hall is a snug with a connecting WC, providing a practical and versatile space.



Upstairs, all four bedrooms are well presented, complemented by a family bathroom with a shower. Outside, the garden has been freshly landscaped with a mix of patio slabbing, well-maintained lawn, plant beds, and porcelain slabbing at the bottom with a pergola, along with a summerhouse. At the front, the property offers off-road parking for multiple vehicles on a paved driveway, surrounded by established plants, all set on a peaceful cul-de-sac.

This property is in a convenient residential area close to the village centre. Local amenities include shops and supermarkets, cafés, and pubs such as The Bird in Hand and The White Hart. Families have nearby schools like Measham Church of England Primary and St Charles Catholic Primary. The property also benefits from good main road links, with easy access to the A42 and A444 for travel to nearby towns and cities, alongside local bus routes for added convenience.

For more information visit Sprift:  
[https://reports.sprift.com/property-report/?access\\_report\\_id=4953576](https://reports.sprift.com/property-report/?access_report_id=4953576)



### EPC

#### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
	<b>70</b>	<b>78</b>

England & Wales EU Directive 2002/91/EC

#### Environmental Impact (CO<sub>2</sub>) Rating

	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		

England & Wales EU Directive 2002/91/EC

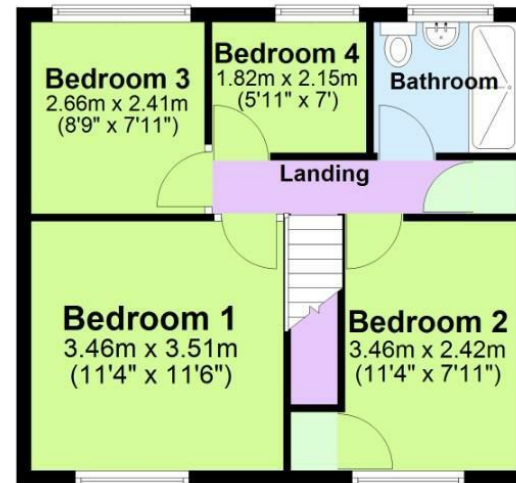
### Ground Floor

Approx. 62.2 sq. metres (669.1 sq. feet)



### First Floor

Approx. 42.1 sq. metres (453.7 sq. feet)



Total area: approx. 104.3 sq. metres (1122.7 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**