



35 Greenfield Road

| DE12 7LB | Guide Price £415,000

ROYSTON
& LUND

- Offers in the Region of £415,000
- Large Open-Plan Living Room opening into the Dining Room
- Large Bright Conservatory with Patio Doors
- All Bedrooms Have Fitted Wardrobes
- Summerhouse with Bar, South Facing Garden
- Beautiful Four-Bedroom Detached Family Home with South-Facing Garden
- Kitchen with Integrated Appliances and Patio Doors to the Garden
- Utility/Study Area
- Newly Fitted Bathroom and Shower Rooms
- Council Tax Band - E - Freehold - EPC Rating - C





Offers in the Region of £415,000

Beautiful Four-Bedroom Detached Family Home with South-Facing Garden

This impressive four-bedroom detached family home offers versatile, modern living in a bright and welcoming setting.

The spacious living room features an elegant electric fireplace and a charming box bay window, opening seamlessly into the dining area and on into the conservatory, where two sets of double doors lead to the south-facing garden. Flooded with natural light, this open-plan layout creates the perfect space for both relaxing and entertaining.

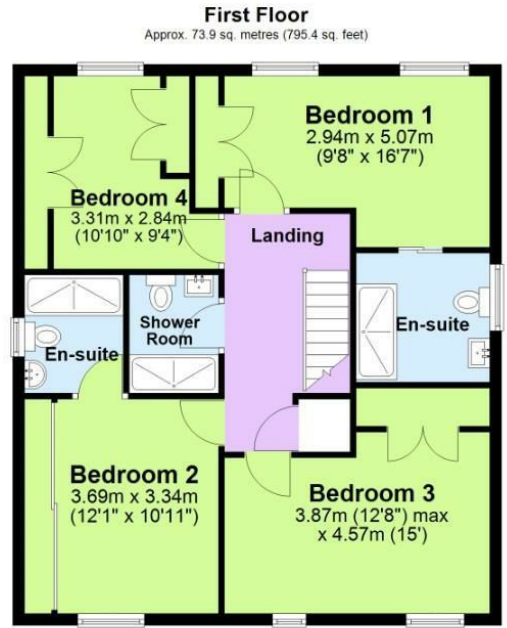
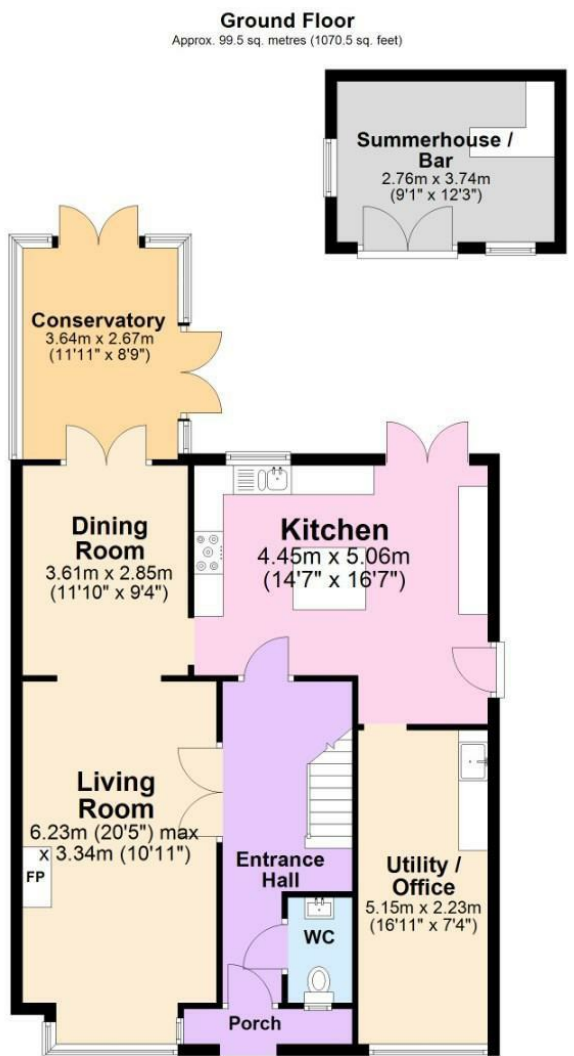
The stunning modern kitchen is a real highlight, complete with a central island, integrated appliances including a dishwasher, wine cooler, and Rangemaster cooker. Adjoining the kitchen, the garage has been converted into a utility room and study; with double patio doors opening to the garden. A convenient WC off the hallway completes the ground floor.

Upstairs, there are four bedrooms, all with fitted wardrobes. Two benefit from stylish en-suites, while the family shower room and all bathrooms have been newly fitted, complemented by new flooring and carpets throughout. A newly installed boiler provides efficient, reliable heating all year round.

Outside, the low-maintenance garden is beautifully presented with astroturf and a summerhouse complete with its own bar, perfect for entertaining or unwinding. To the front, there is off-road parking for up to four vehicles.

Combining space, style, and comfort, this superb home is ideal for families seeking modern living in a peaceful setting.





Total area: approx. 173.3 sq. metres (1865.9 sq. feet)



EPC

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	72	77
(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		

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