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9 Astbury Way

Woodville | DE11 7BQ | Offers Over £220,000

ROYSTON  
& LUND

- Offers Over £220,000
- Recently Refurbished Shaker-Style Kitchen
- Principal Bedroom Benefits from Built-In Wardrobes
- Off-Street Parking for Two Vehicles.
- Council Tax B
- Three-Bedroom Semi-Detached Home
- Spacious Living Room
- Rear Garden Benefits a Slabbed Patio Area and Lawned Area
- EPC C
- Freehold





Offers Over £220,000

A modern three-bedroom semi-detached home, updated to a high standard throughout and ideally situated within a quiet development close to National Forest walks. This property presents an excellent opportunity for first-time buyers.

Upon entering, the welcoming hallway leads to a recently refurbished shaker-style kitchen, complete with a built-in oven, hob, and extractor fan, along with space for additional appliances. To the rear, the spacious living room spans the width of the property and features double patio doors opening onto the south-facing garden, creating a bright and inviting living space. A convenient downstairs WC completes the ground floor.

Upstairs, the property offers three well-proportioned bedrooms, including two doubles and a generous single. The principal bedroom benefits from built-in wardrobes, while a modern recently fitted family bathroom serves all bedrooms.

Externally, the rear garden is beautifully maintained, combining a slabbed patio area with a lush lawn and well-stocked borders—ideal for outdoor relaxation and entertaining. To the front, there is off-street parking for two vehicles.

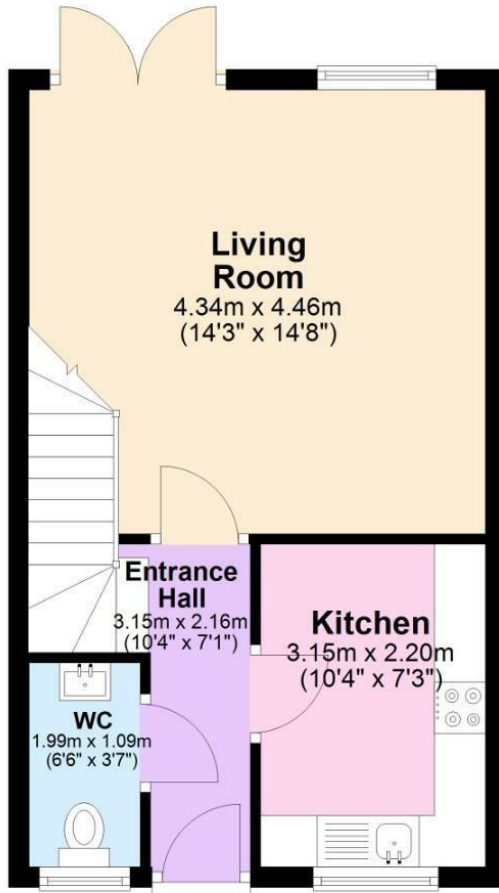
The property is well positioned for access to local schools, shops, transport links, and a range of amenities, all within a quiet and well-connected neighbourhood. Scenic National Forest walks are also just a short distance away.

For More Information; [https://reports.sprift.com/property-report/?access\\_report\\_id=5152265](https://reports.sprift.com/property-report/?access_report_id=5152265)



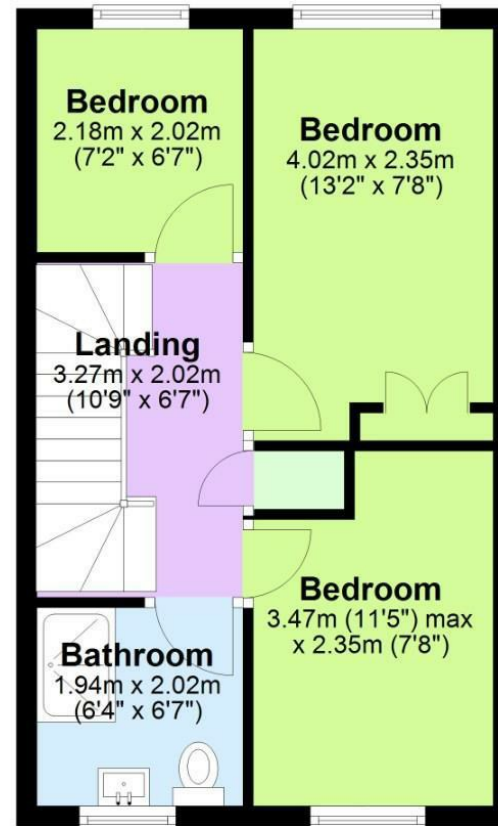
## Ground Floor

Approx. 33.9 sq. metres (364.7 sq. feet)



## First Floor

Approx. 33.9 sq. metres (364.7 sq. feet)



Total area: approx. 67.8 sq. metres (729.3 sq. feet)



## 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>		<b>73</b>	<b>78</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>England &amp; Wales</b>		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			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

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