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6 Greenfield Road

Measham | DE12 7LB | Guide Price £300,000 - £320,000

ROYSTON  
& LUND

- Guide Price: £300,000 - £320,000
- Principle Bedroom with En-Suite
- First Floor Family Bathroom
- Single Garage & Driveway
- EPC: C
- Three Bedroom Detached Family Home
- Living Room & Dining Room
- Ground Floor WC
- Council Tax: D
- Freehold





\*\*\* Guide Price £300,000 - £320,000 \*\*\*

Situated in the popular village of Measham, this well-presented three bedroom detached home offers spacious and versatile accommodation, complemented by an integral garage, generous off-road parking and an attractive rear garden.

The ground floor accommodation begins with an entrance hall providing access to a convenient WC and the main living space. The living room is a generous size and features an attractive fireplace, while an elegant open archway flows through to the adjoining dining room, creating a sociable space for both everyday living and entertaining. Double doors from the dining room open directly onto the rear garden, while the living room also provides access to the staircase and kitchen. The kitchen is fitted with a range of wall and base units, ample worktop space and integrated cooking appliances, dishwasher, and washer-dryer, with a window overlooking the rear garden and a door providing external access.

To the first floor are three well-proportioned bedrooms. The principal bedroom benefits from its own private en-suite shower room, while the remaining two bedrooms are served by the family bathroom, fitted with a bath and overhead shower.

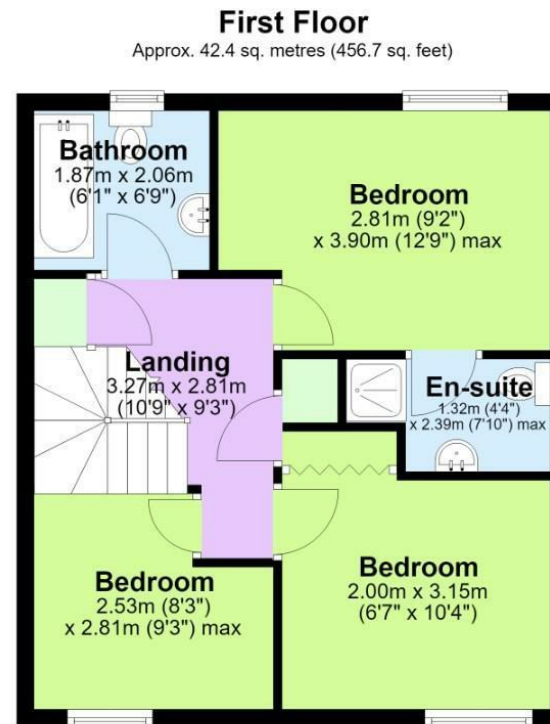
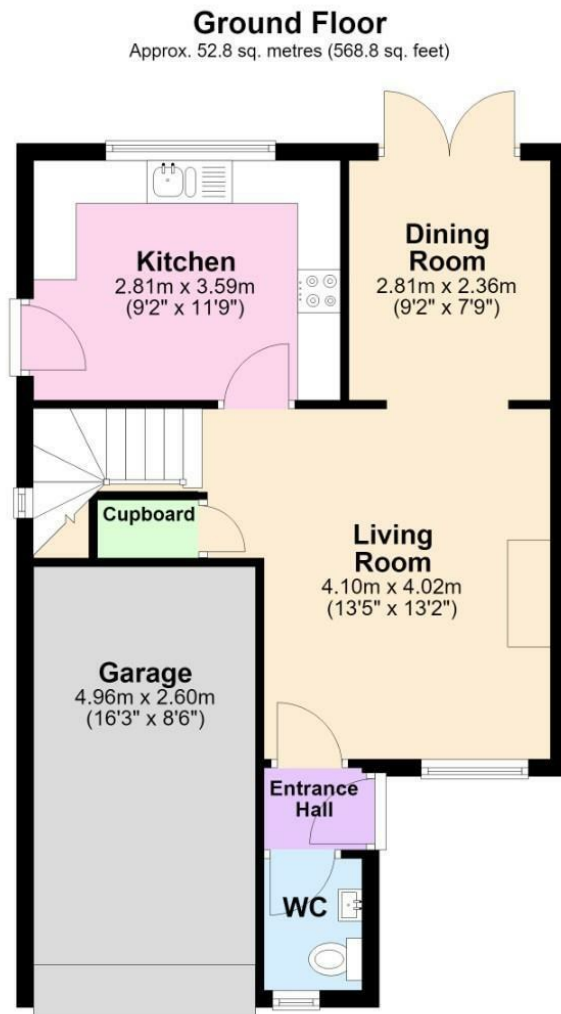
Externally, the property benefits from an attractive block-paved driveway providing ample off-road parking for several vehicles, together with access to the integral single garage.

To the rear is a well-established enclosed garden featuring a paved patio seating area, ideal for outdoor dining and entertaining, leading onto a lawn surrounded by mature planting and fenced boundaries.

For more information: [https://reports.sprift.com/property-report/?access\\_report\\_id=5549596](https://reports.sprift.com/property-report/?access_report_id=5549596)

Freehold





Total area: approx. 95.3 sq. metres (1025.5 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>                                                |         |           |
| (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              |         |           |

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.

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