

EDEN MIDCALF  
— SALES & LETTINGS —

£715,000  
The Close  
Enville, DY7 5HX

## PROPERTY SUMMARY

A large and distinctive four bedroom detached family residence, enjoying a pleasant semi-rural setting within this prestigious cul-de-sac address in the highly sought-after village of Enville. The property offers a generous and versatile layout which would benefit from some updating, presenting excellent scope for improvement and personalisation. The accommodation includes three well-proportioned reception rooms together with four superb double bedrooms, two of which benefit from en-suite facilities. Externally, the property is complemented by a substantial driveway providing ample off-road parking, a double garage and an attractively arranged rear garden. Offered for sale with no upward chain. EPC=TBC

4



3



3







## LOCAL AUTHORITY

**TENURE**  
Freehold

**COUNCIL TAX BAND**  
G

**VIEWINGS**  
By prior appointment only

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	

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements.

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SALES & LETTINGS

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