





A four-bedroom detached family residence situated within a modern development in Church Gresley. The property benefits from an impressive kitchen diner, good sized living room as well as a separate study, four well proportioned bedrooms, with the master having an en-suite shower room and a driveway providing parking that leads to the garage.



Accommodation

Through the entrance, you will find a hallway with built-in storage and a downstairs WC, leading to the study, lounge, kitchen, and stairs to the first floor. The lounge boasts a bay window to the front, while the kitchen diner is equipped with integrated appliances including a low-level oven, a six-ring gas hob with extractor fan, fridge/freezer, dishwasher, and a separate utility room.

Upstairs, four well-proportioned bedrooms all feature built-in wardrobes, with the main bedroom benefiting from an en-suite shower room. The family bathroom comprises a bath with a shower overhead, WC, and washbasin.

The rear of the property boasts an enclosed garden with a patio spanning the width of the property, along with a lawn, decking area, and fenced boundaries.





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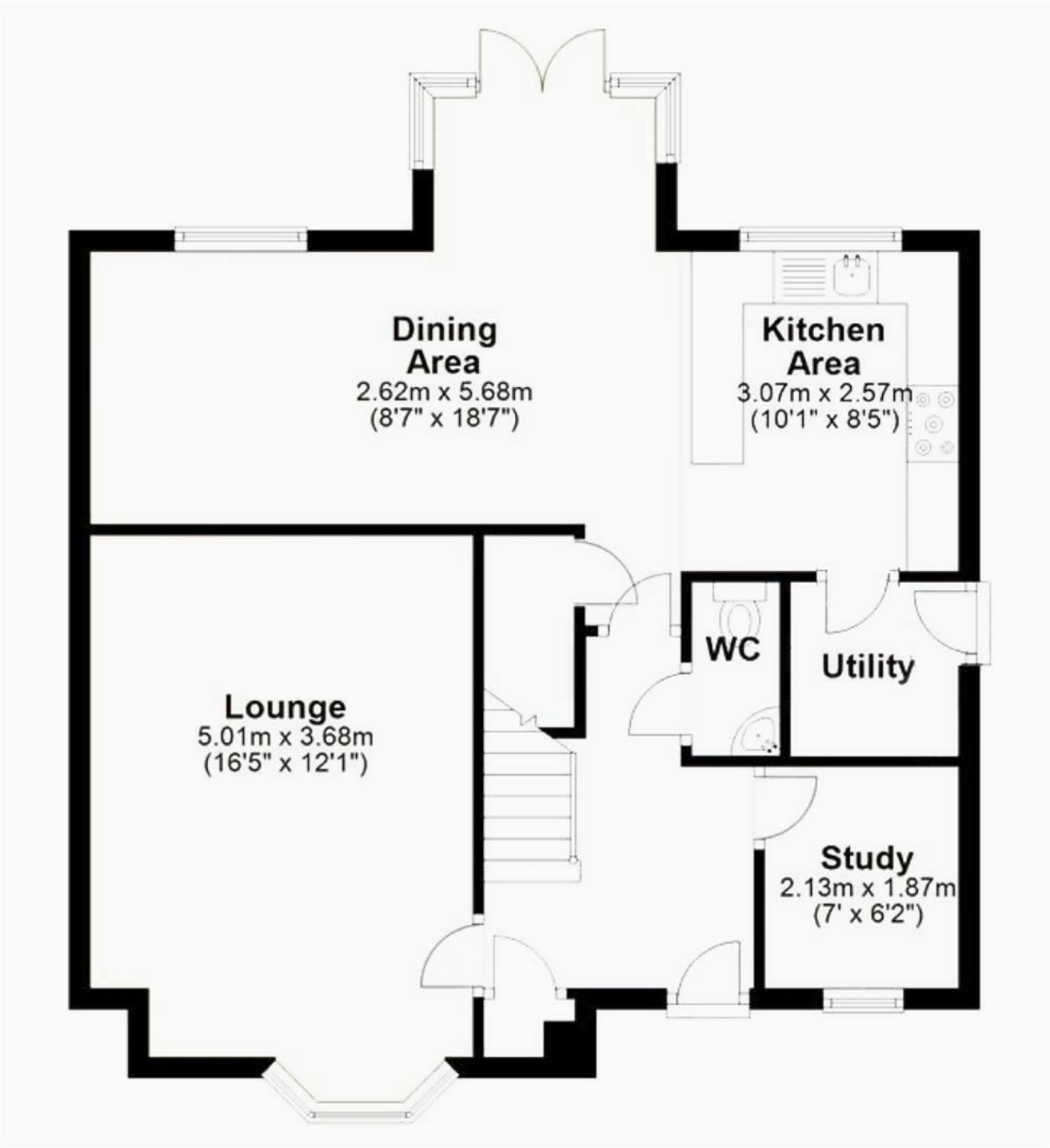


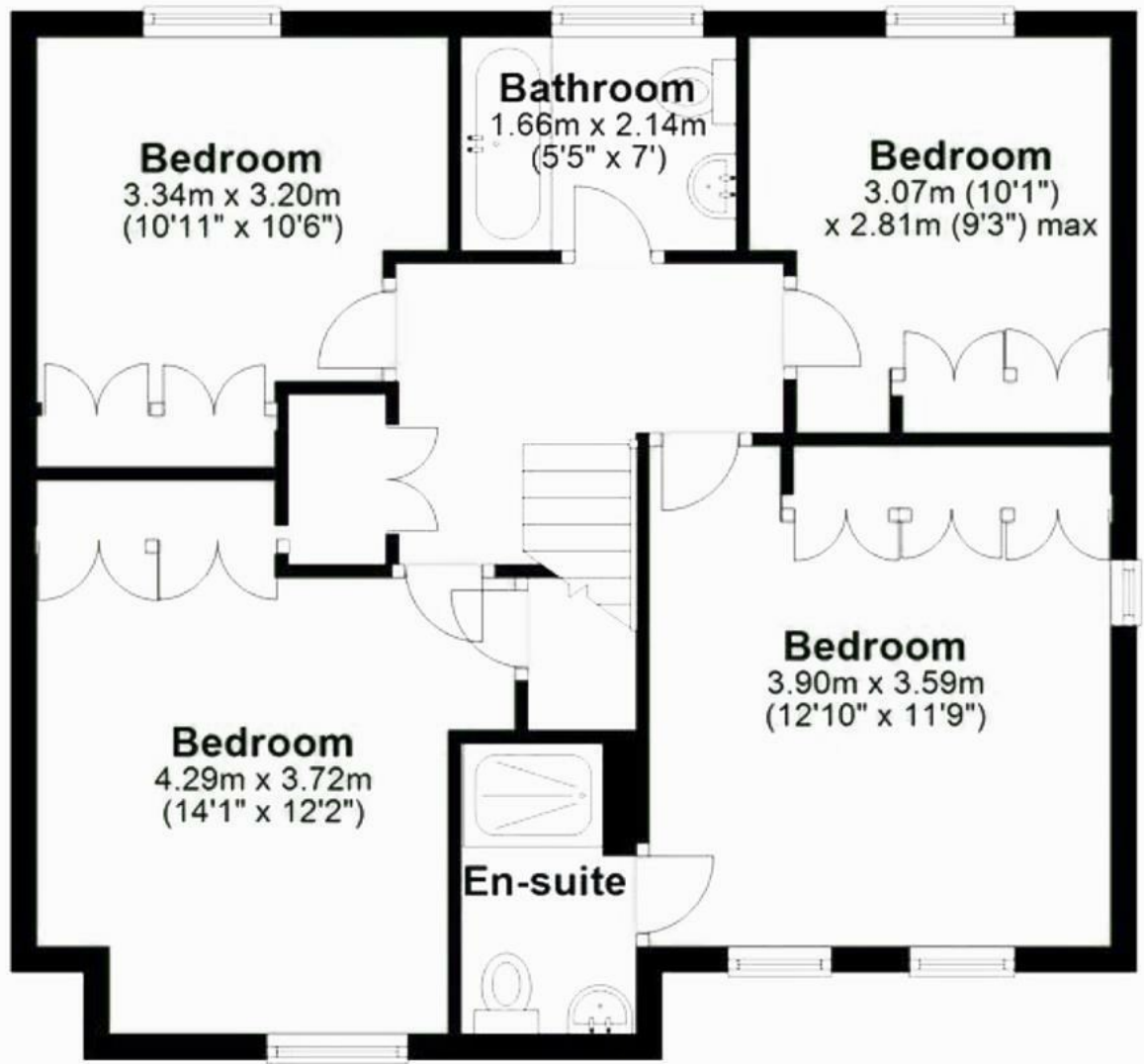
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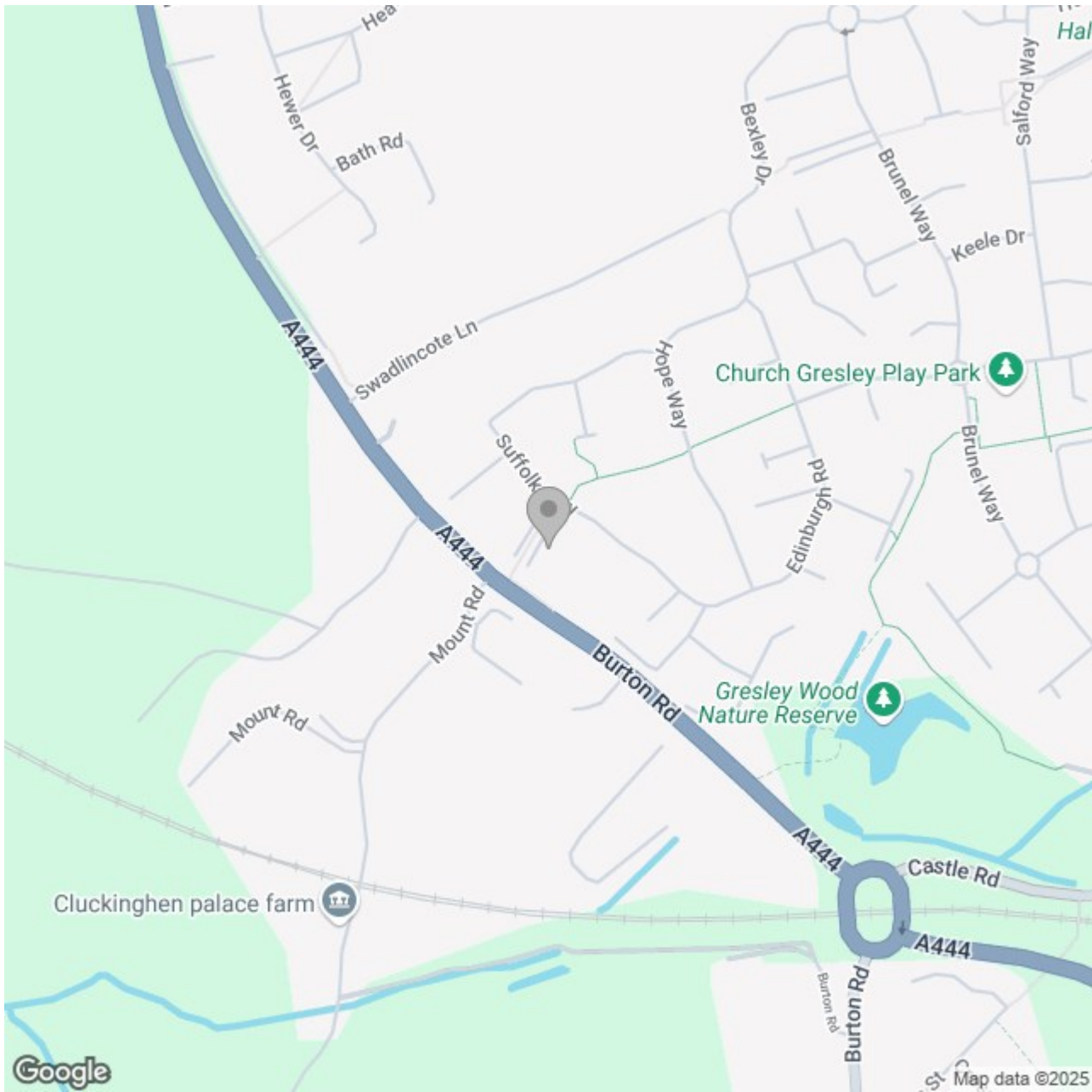


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Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		89
(81-91) B	79	
(69-80) C		
(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	