





\*\*\*\* IMPRESSIVE GARDEN & AMPLE PARKING \*\*\*\* This beautifully presented semi detached property is a great opportunity in the popular area of Church Gresley. In brief the property offers an entrance hall with a walk in storage cupboard. modern fitted kitchen, lounge diner and a side entrance with a guest cloakroom. The first floor offers three good size bedrooms and a modern shower room. Paved driveway and an enclosed rear garden with extensive lawn and seating areas. INTERNAL VIEWING IS A MUST.



## ENTRANCE HALL

Entrance door into the hall with stairs to the first floor, wood effect flooring, under stairs cupboard, door to the lounge, kitchen and side entrance. Sliding door into a walk in storage cupboard.

## LOUNGE DINER

Feature log effect gas fire, upvc double glazed window overlooking the garden and a radiator. Door to the kitchen.

## FITTED KITCHEN

With fitted wall mounted, base and drawer units with work surfaces and a sink and drainer unit. Plumbing and space for both a washing machine and dishwasher, cooker space and spaces for fridge and freezer. Upvc double glazed window overlooking the garden, spot lights and a door to the hall.

## SIDE ENTRANCE

Door to the garden and a door to the cloakroom.

## CLOAKROOM

Low flush wc, wash hand basin, wall mounted gas boiler, radiator and a upvc double glazed window.

## FIRST FLOOR LANDING

Upvc double glazed window, loft access and doors to -

## BEDROOM 1

Fitted wardrobes, airing cupboard, radiator and upvc double glazed window overlooking the garden.



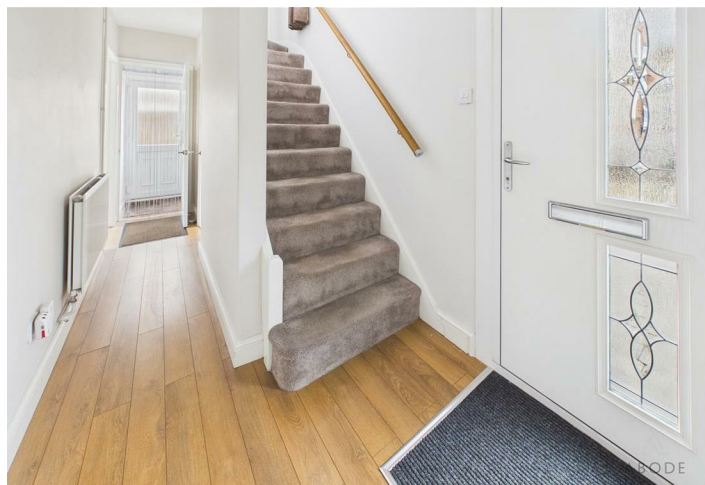
## BEDROOM 2

Upvc double glazed window to the side and a radiator.

## BEDROOM 3

Upvc double glazed window to the front and a radiator.







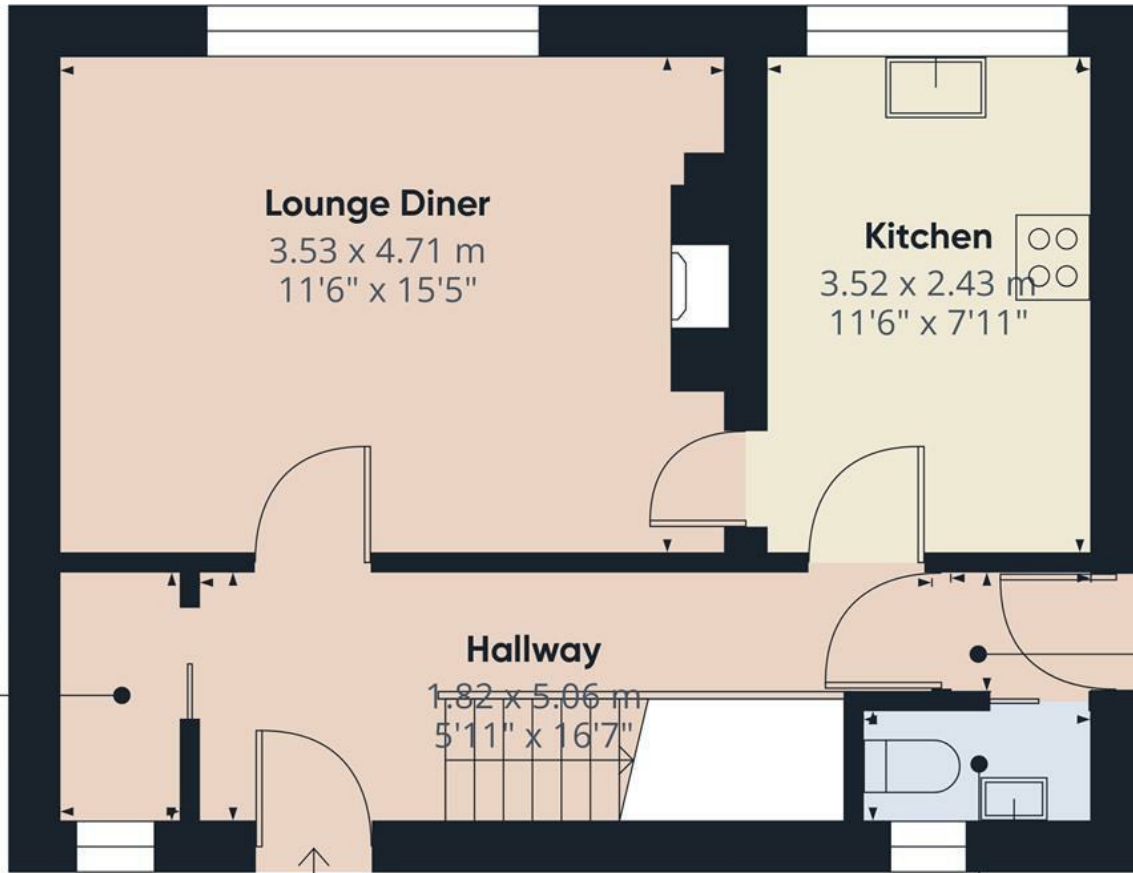
### SHOWER ROOM

Walk in double shower, low flush wc, wash hand basin, chrome ladder style radiator, upvc double glazed window and spot lights.

### OUTSIDE

Paved parking to the front with stone boarders. Gated access to the enclosed rear garden offering large lawns, seating areas and two sheds.





**Walk in store**  
1.83 x 0.89 m  
6'0" x 2'10"

**Lounge Diner**  
3.53 x 4.71 m  
11'6" x 15'5"

**Kitchen**  
3.52 x 2.43 m  
11'6" x 7'11"

**Hallway**  
1.82 x 5.06 m  
5'11" x 16'7"

**Hallway**  
0.89 x 1.02 m  
2'10" x 3'4"

**WC**  
0.80 x 1.64 m  
2'7" x 5'4"

**Approximate total area<sup>(1)</sup>**  
37.4 m<sup>2</sup>  
403 ft<sup>2</sup>

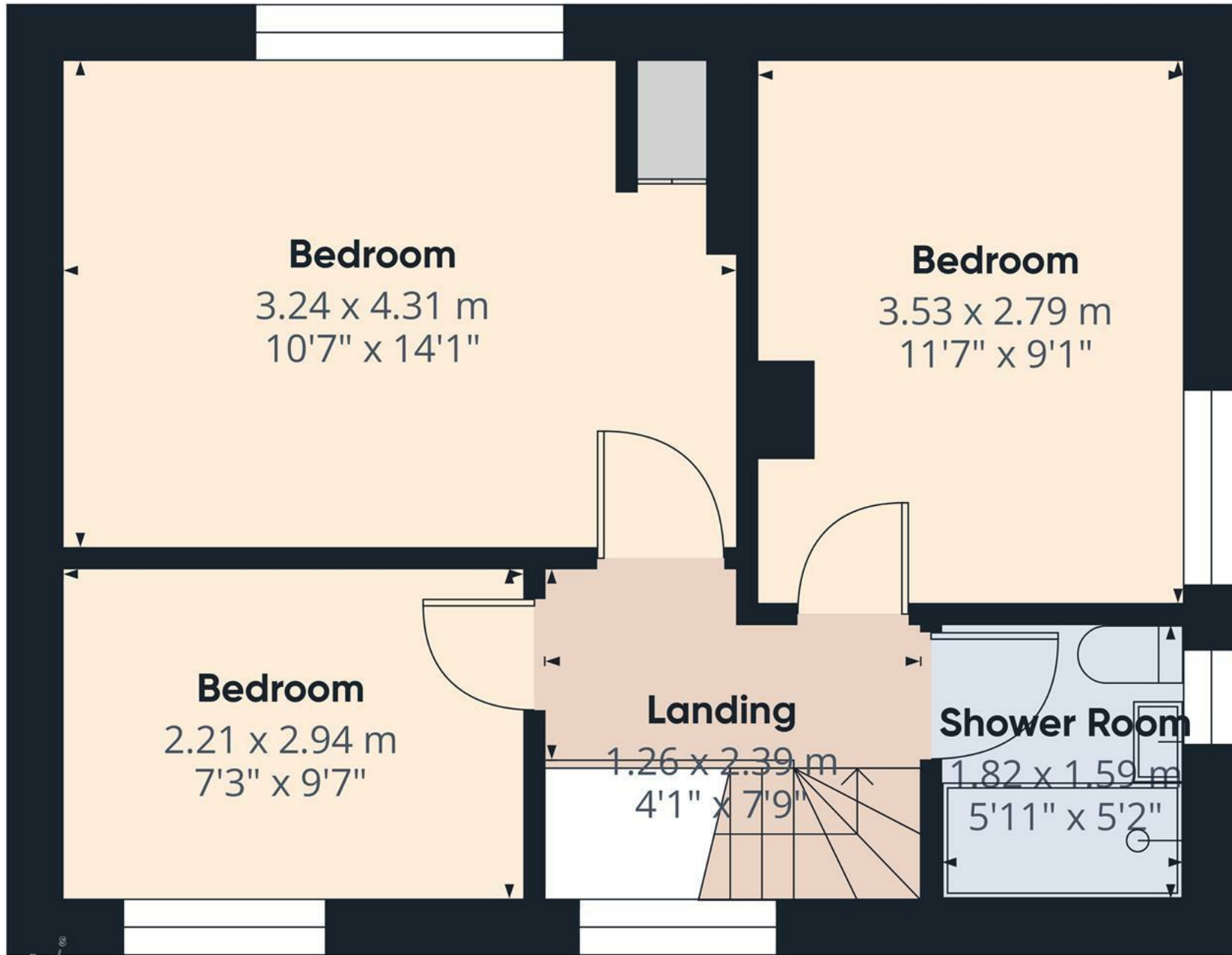
(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

**GIRAFFE360**



Floor 0



**Bedroom**  
3.24 x 4.31 m  
10'7" x 14'1"

**Bedroom**  
3.53 x 2.79 m  
11'7" x 9'1"

**Bedroom**  
2.21 x 2.94 m  
7'3" x 9'7"

**Landing**  
1.26 x 2.39 m  
4'1" x 7'9"

**Shower Room**  
1.82 x 1.59 m  
5'11" x 5'2"



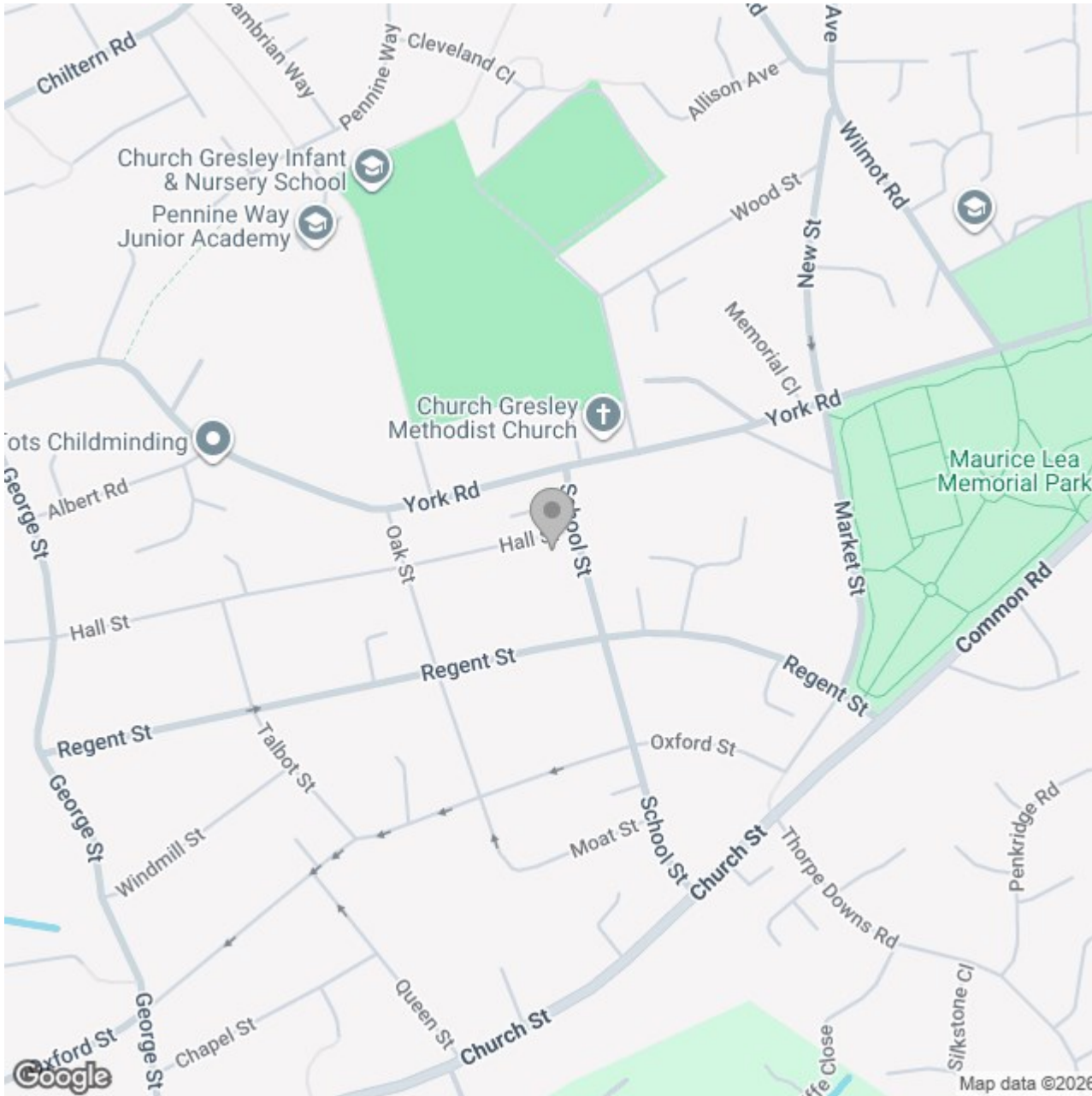
Floor 1

Approximate total area<sup>(1)</sup>

35.9 m<sup>2</sup>  
385 ft<sup>2</sup>

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.



## Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>85</b>
(69-80) <b>C</b>	<b>70</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	