ABODE
SALES & LETTINGS

Newman Drive, Church Gresley, Derbyshire, DE11 9RZ

£220,000



https://www.abodemidlands.co.uk/







IMPRESSIVE MODERN PROPERTY ON A POPULAR DEVELOPMENT. In brief the property offers a hall and guest cloakroom, lounge and a kitchen diner plus a utility room with plumbing for washing machine. Three first floor bedrooms, en suite shower room and a bathroom, side drive and a rear garden.

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HALL
Entrance door into the hall with stairs to the first floor, radiator and doors to -

CLOAKROOM
Low flush wc, wash hand basin and a radiator.

KITCHEN DINER
Fitted units with work surfaces and a sink and drainer unit. Fitted oven, hob and mircrowave, integrated fridge freezer, radiator and a upvc double glazed window.

UTILITY
Plumbing and space for a washing machine and work top.

LOUNGE
Doors onto the garden and a radiator.

FIRST FLOOR LANDING
Doors to -

BEDROOM I
Upvc double glazed window and a radiator.

EN SUITE
Enclosed shower, low flush wc, wash hand basin, radiator.

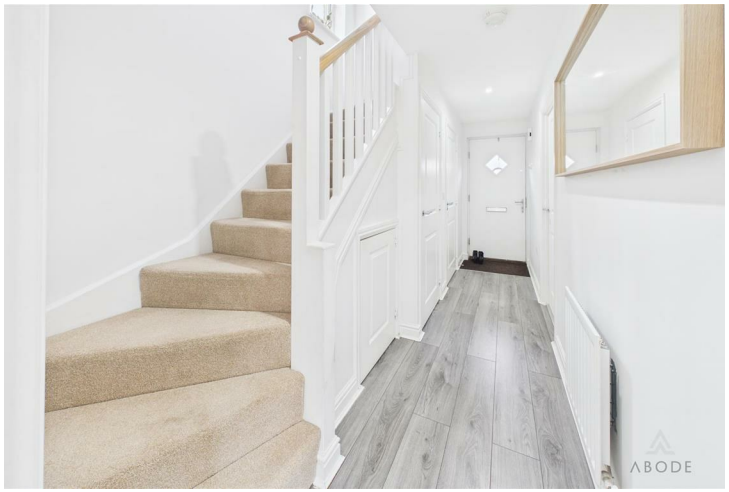
BEDROOM 2
Upvc double glazed window and a radiator.

BEDROOM 3
Upvc double glazed window and a radiator.



BATHROOM
Panel enclosed bath with a shower over, low flush wc, wash hand basin, radiator and upvc double glazed window.

OUTSIDE
Side drive and an enclosed rear garden.




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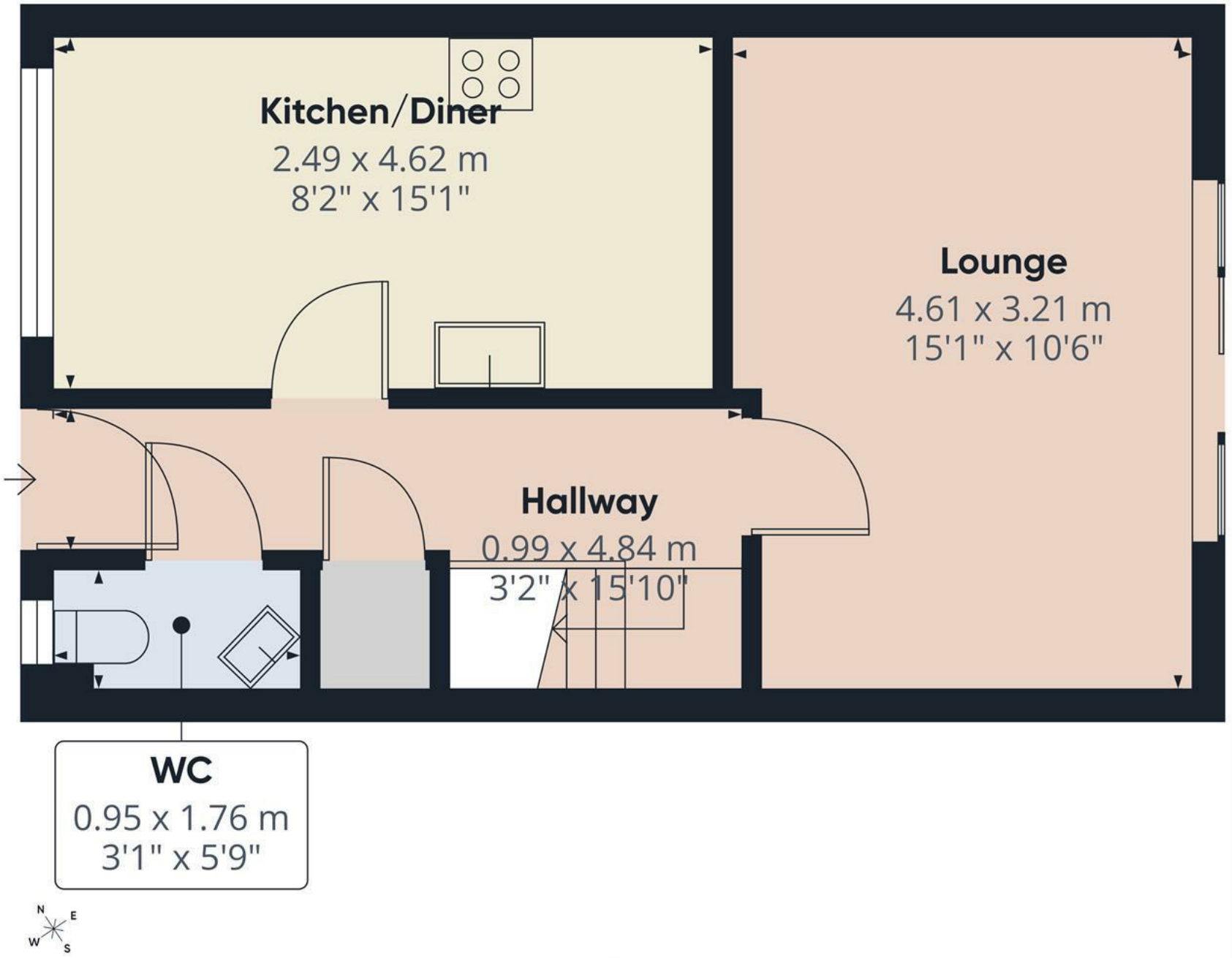

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Floor 0

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Approximate total area(1)

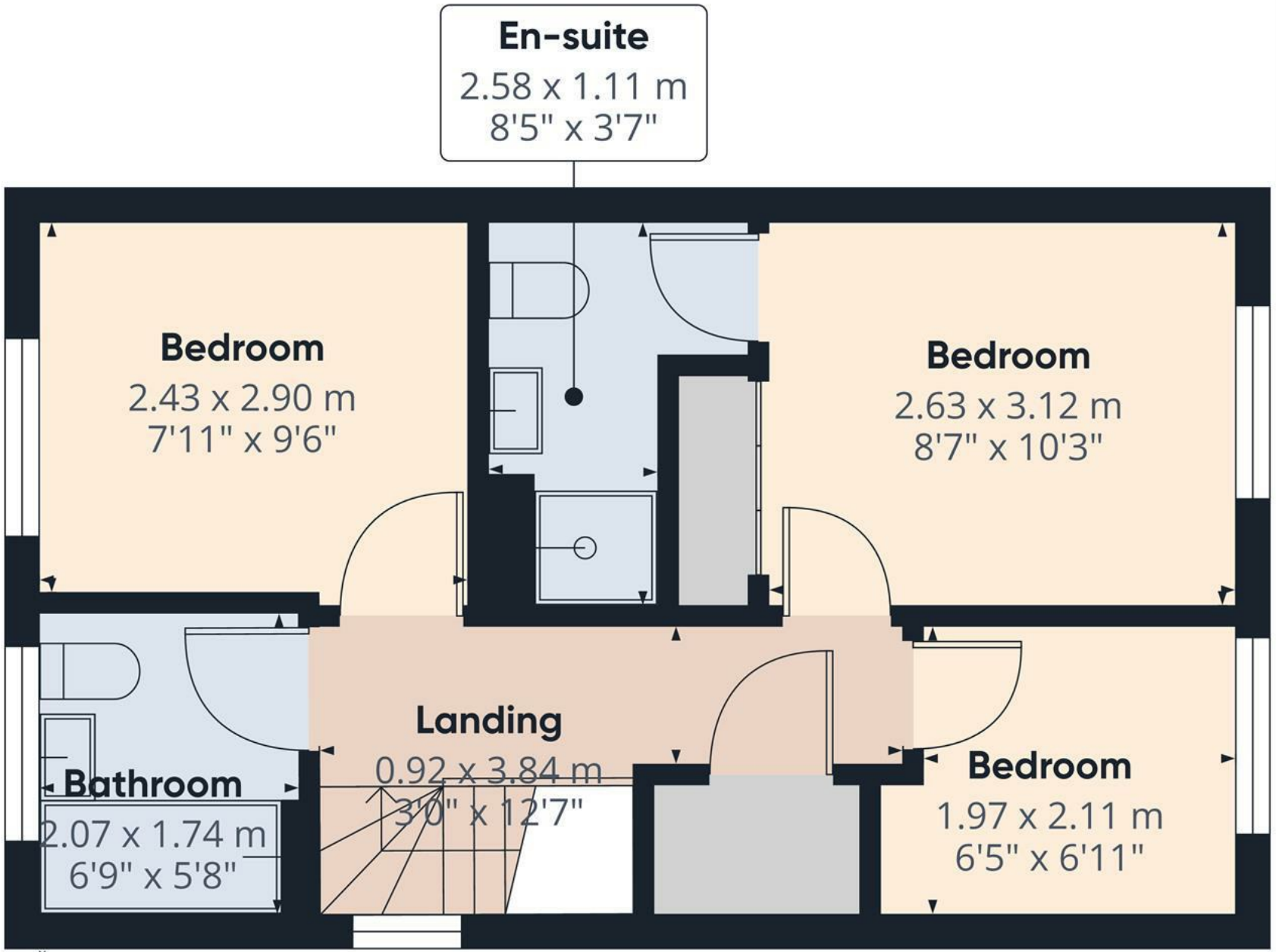
35.9 m²

386 ft²

(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.

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Floor 1

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Approximate total area(1)

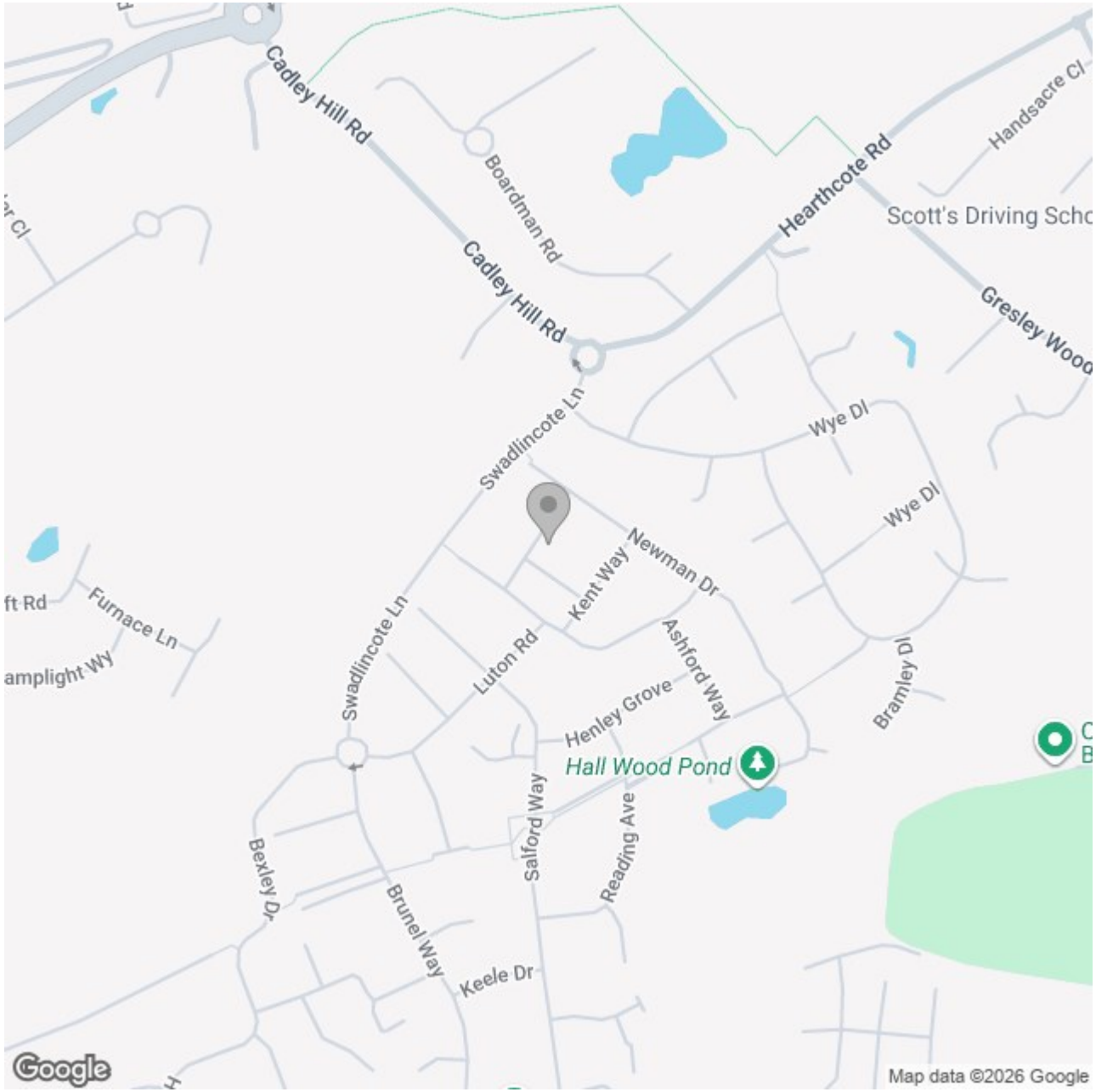
32.6 m²

351 ft²

(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.

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Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		90
(69-80) C	78	
(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	

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 firms employment has the authority to make or give any representation or warranty in respect of the property.