

SUPERIOR HOMES

ROYSTON & LUND



21 Buckingham Drive

Church Gresley | DE11 9LD

Asking Price £330,000

ASKING PRICE £330,000

Royston & Lund are pleased to present this detached family home situated in Church Gresley. There are an array of amenities on the doorstep including well-regarded schools, local shops and stunning countryside providing lovely walks.

Upon entering the property through the porch you are greeted by the entrance hall which provides access to the accommodation over both floors. There is a snug with a front facing window. The lounge includes a media wall and plenty of room for freestanding furniture, there are internal bi-fold doors to the conservatory which currently acts as a dining room. The breakfast kitchen includes a range of units, LED spotlights in kickboards and room for an American style fridge freezer. Lastly, there is a ground floor WC/utility room.

To the first floor there are four double bedrooms. The main bedroom is complemented by an en-suite shower room/WC. The other bedrooms benefit from a family bathroom with a four piece white suite including a shower, bath, WC and wash basin.

Outside, there is a driveway set behind wrought iron gates providing parking for multiple cars, the driveway leads to a double garage with electric doors. To the rear there is a landscaped, low maintenance garden with a patio, pergola area for a hot tub and artificial lawn.

*CCTV 10 camera set up is included in the sale and can be controlled remotely.

AGENTS NOTE - Hot Tub-Fridge Freezer and Pergola are not to be negotiated as vendor is taking them with him





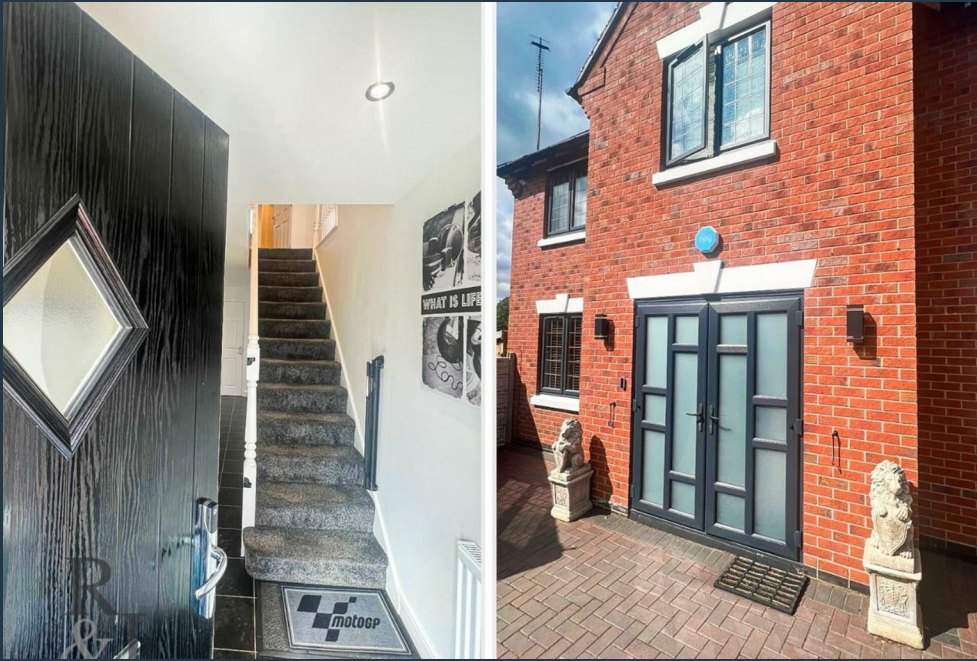
- ASKING PRICE £330,000
- Detached Family Home
- 10 Camera CCTV
- Amenities Nearby
- Two Reception Rooms + Conservatory
- Breakfast Kitchen
- Four Bedrooms - En-Suite - Family Bathroom
- Driveway - Landscaped Rear Garden
- Freehold - EPC Rating C
- Council Tax Band E



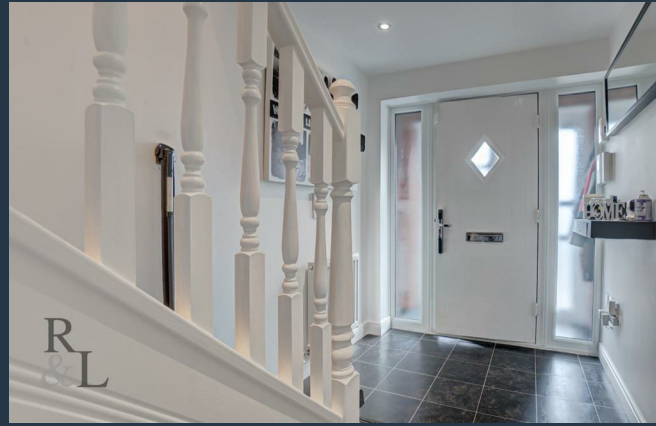
NEVER TAKE
anyone for granted
HOLD EVERYONE
close to your heart
BECAUSE
one day you may
REALISE THAT
you have lost a
DIAMOND
while you were too
busy collecting stones



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&L







These particulars, whilst believed to be accurate 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.

Total area: approx. 138.9 sq. metres (1495.1 sq. feet)



Approx. 66.3 sq. metres (713.5 sq. feet)

England & Wales		England & Wales	
Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
EU Directive 2002/91/EC		EU Directive 2002/91/EC	
Very energy efficient - lower running costs	Very environmentally friendly - lower CO ₂ emissions	(A) (92 plus)	(A) (92 plus)
(B) (81-91)	(B) (81-91)	(B) (81-91)	(B) (81-91)
(C) (69-80)	(C) (69-80)	(C) (69-80)	(C) (69-80)
(D) (55-68)	(D) (55-68)	(D) (55-68)	(D) (55-68)
(E) (39-54)	(E) (39-54)	(E) (39-54)	(E) (39-54)
(F) (21-38)	(F) (21-38)	(F) (21-38)	(F) (21-38)
(G) (1-20)	(G) (1-20)	(G) (1-20)	(G) (1-20)
Not energy efficient - higher running costs	Not environmentally friendly - higher CO ₂ emissions		
Current	Potential	Current	Potential
72	82		

EPC

