



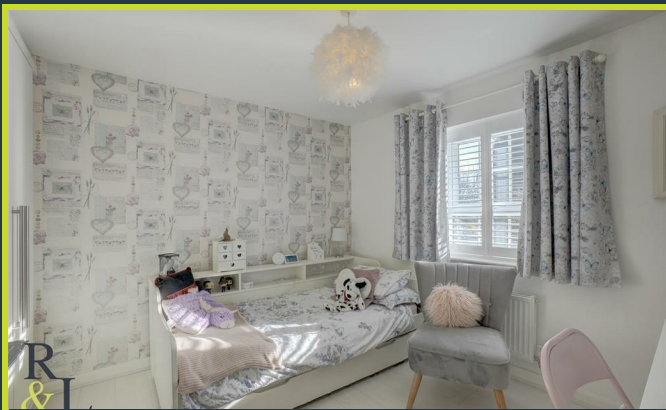
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5 Plymouth Walk

Church Gresley | DE11 9GU | Guide Price £350,000

ROYSTON  
& LUND

- Guide Price £350,000 - £370,000
- Bay Fronted Lounge, Study
- Kitchen and Utility Room
- Driveway and Garage
- EPC Rating B
- Four Bedroom Detached Family Home
- Downstairs WC
- En-Suite to Main Bedroom
- Freehold
- Council Tax Band E





Guide Price £350,000 - £370,000

Royston and Lund are pleased to bring to the market this four bedroom detached family home on a recently built development in Church Griesley. The property benefits from a driveway & garage and is conveniently situated for access into both Burton upon Trent, Ashby de la Zouche and also to the A42. The property benefits from an area of green/open area to the front of the property.

Entering into the hallway that benefits from built in storage and a downstairs WC, we have access into the study, lounge, kitchen and stairs to the first floor. The lounge benefits from a bay window to the front and the kitchen diner benefits from a range of integrated appliances including a low level oven, six ring gas hob with extractor fan, fridge/freezer, dishwasher and a separate utility room.

Upstairs there are four well proportioned bedrooms that all benefits from built in wardrobes and the main bedroom benefits from an en-suite shower room. The family bathroom consists of a bath with shower overhead, WC and wash basin.

To the rear of the property there is an enclosed garden with a patio that runs the width of the property, lawn, decking and fenced boundaries.

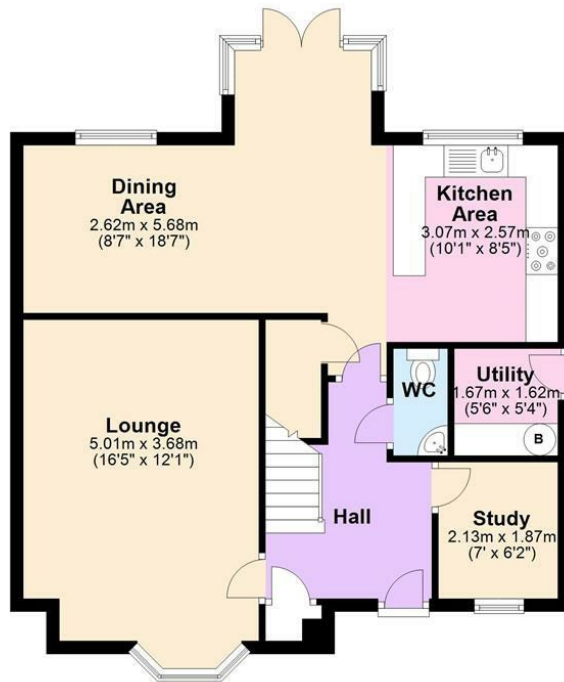
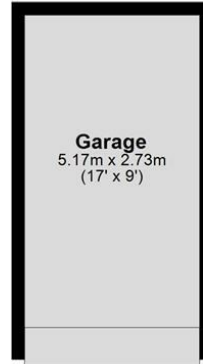




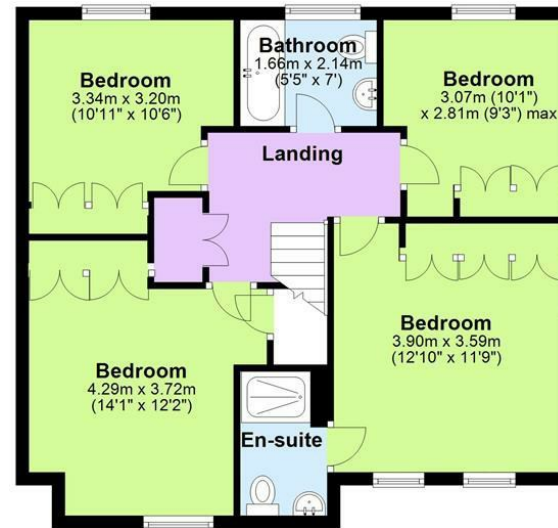
### EPC

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>89</b>
(81-91) <b>B</b>	<b>79</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		
England & Wales <small>EU Directive 2002/91/EC</small>		
Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(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 environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales <small>EU Directive 2002/91/EC</small>		

**Ground Floor**  
Approx. 83.3 sq. metres (896.5 sq. feet)



**First Floor**  
Approx. 61.7 sq. metres (664.2 sq. feet)



Total area: approx. 145.0 sq. metres (1560.6 sq. feet)

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

**ROYSTON & LUND**