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&L

8 Sunderland Close

Church Gresley | DE11 9GW | Guide Price £285,000

ROYSTON
& LUND

- Guide Price - £285,000
- Well-Presented Three-Storey Townhouse
- 4 Bedrooms One with Ensuite
- Fantastic Transport Links to A444 & A42
- Open-plan Living Area
- Three-Piece Bath Suite
- Enclosed L-shaped Garden With Patio Area & Lawn
- Freehold
- Council Tax Band C
- EPC Rating B





Royston and Lund are delighted to bring to the market this well presented three storey townhouse in Swadlincote. The property offers four bedrooms and has off street parking for two cars, as well as a single garage. Situated within close proximity of the local nature reserve and with fantastic transport links for the A444 and A42.

Entering into the hallway that benefits from built in storage and a downstairs WC, there is access into the study, open plan living area and stairs to the first floor. The open plan living area has a fitted kitchen that benefits from an integrated oven, hob and extractor fan with space for further free standing appliances.

To the first floor there are two well proportioned double bedrooms and an en-suite shower room off the main bedroom. To the second floor there are two further double bedrooms that both have built in storage and there is a three piece bath suite consisting of a bath with shower overhead, WC and wash basin.

To the rear of the property there is an enclosed L-shaped garden with a patio area and lawn with fenced boundaries.

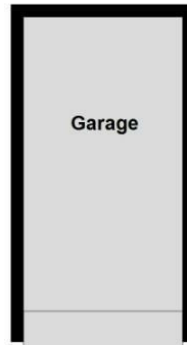




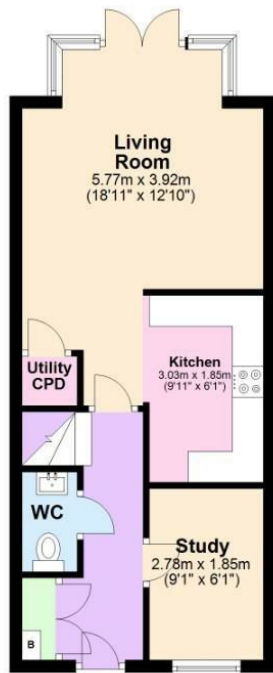
EPC

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			94
(81-91) B		84	
(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			
Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales EU Directive 2002/91/EC			

Ground Floor
Approx. 37.5 sq. metres (403.4 sq. feet)



Garage



Living Room
5.77m x 3.92m
(18'11" x 12'10")

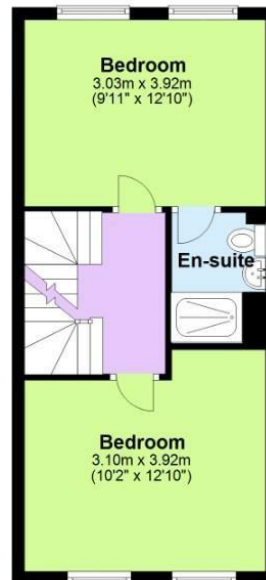
Kitchen
3.03m x 1.85m
(9'11" x 6'1")

Utility CPD

WC

Study
2.78m x 1.85m
(9'1" x 6'1")

First Floor
Approx. 35.0 sq. metres (376.7 sq. feet)

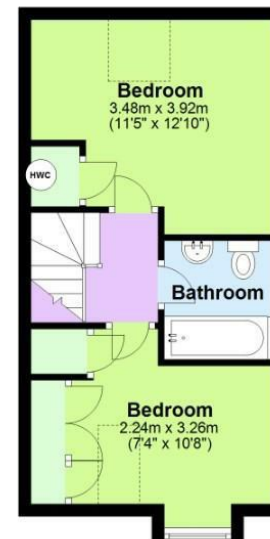


Bedroom
3.03m x 3.92m
(9'11" x 12'10")

Bedroom
3.10m x 3.92m
(10'2" x 12'10")

En-suite

Second Floor
Approx. 31.1 sq. metres (335.2 sq. feet)



Bedroom
3.48m x 3.92m
(11'5" x 12'10")

Bedroom
2.24m x 3.26m
(7'4" x 10'8")

Bathroom

Total area: approx. 103.6 sq. metres (1115.3 sq. feet)

Where every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken of any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser.
Plan produced using PlanUp.

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.

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