



5 Reading Avenue

Church Gresley | DE11 9TA | Guide Price £375,000

ROYSTON
& LUND

- Guide Price Range £375,000 - £395,000
- Detached Family Home In Church Gresley
- Four Double Bedrooms
- Family Kitchen/Diner With A Utility Cupboard
- Surrounded By Greenery
- Lounge With Triple Aspect Windows
- Downstairs WC - Ensuite - Family Bathroom
- Private Driveway Leading To Parking And Garage
- No Upward Chain
- Freehold - EPC Rating C - Council Tax Band E





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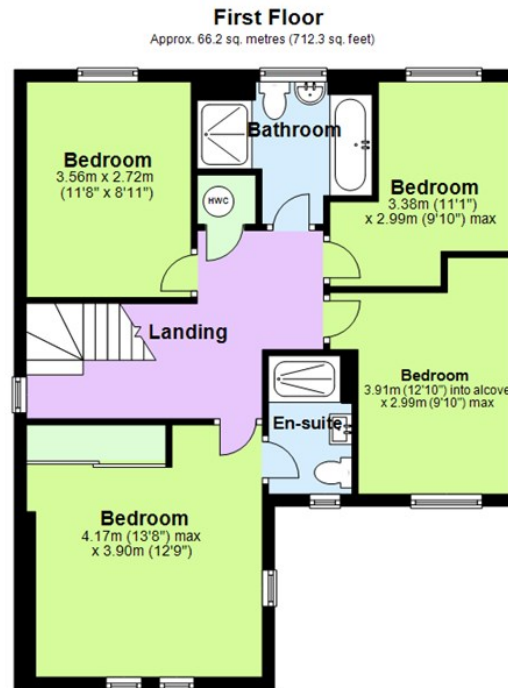
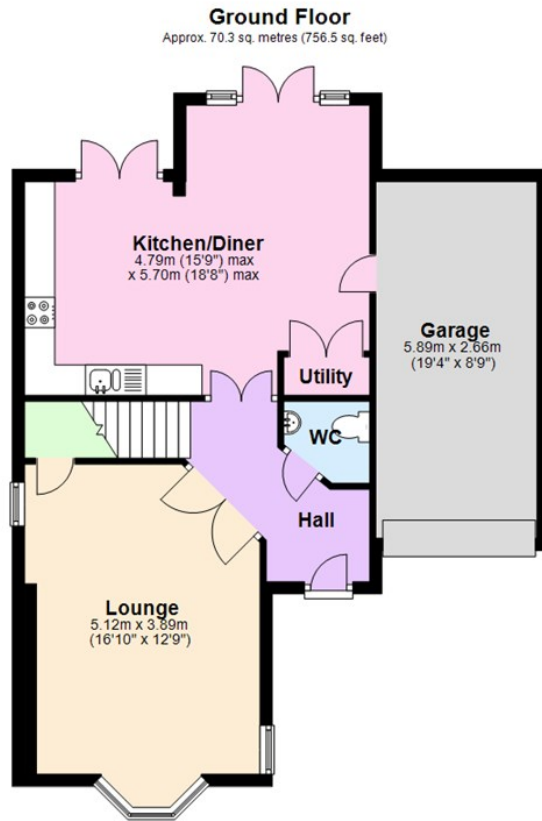
Royston & Lund are delighted to present this immaculate modern detached family home situated in Church Gresley. The property boasts spacious accommodation over both floors and is situated nearby to excellent amenities. The amenities nearby include shops, Gresley Wood Nature Reserve, Hall Wood Pond, easy access to the A444 and well-regarded schools.

As you step into this lovely property, you enter the entrance hall which provides access to the accommodation throughout including a convenient WC. On the left hand side you will be greeted by a spacious reception room that is perfect for entertaining guests, it includes triple aspect windows and an understairs storage. To the rear of the ground floor there is the contemporary kitchen/diner which includes a range of fitted units, integrated appliances and a utility cupboard.

With a generous 1,468 sq ft of space there is plenty of room for everyone to enjoy including four double bedrooms. The main bedroom is complimented by an en-suite shower room/WC. The other bedrooms benefit from the family bathroom which features a four piece white suite including a bath, shower, WC and a wash basin.

Outside, the property offers ample off-road parking for up to 3 vehicles. The private driveway leads to a good-sized integral garage. The stunning south facing garden has been landscaped and is well-maintained by the current owners and features two seating areas (one patio and one sun deck), plants/shrubs and a lawn.





Total area: approx. 136.5 sq. metres (1468.8 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.

EPC

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			88
(81-91) B		78	
(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	

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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