



28 Edinburgh Road

Church Gresley | DE11 9GD | Guide Price £270,000

ROYSTON
& LUND

- Guide Price Range £270,000 - £280,000
- 3/4 Bedrooms Depending On Personal Configuration
- Downstairs WC - Ensuite - Family Bathroom
- Tandem Driveway - Detached Garage
- Freehold - EPC Rating C
- Three-Storey Semi Detached House
- Family Living/Kitchen Area
- Landscaped Rear Garden
- Located In Church Gresley
- Council Tax Band C





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Royston & Lund are pleased to present this well-presented modern semi-detached house situated in Church Gresley. The property boasts spacious accommodation over three floors and is situated nearby to plentiful amenities. The amenities nearby include Gresley Wood Nature Reserve, easy access to the A444 and local shops.



Upon entering property you are greeted by the hallway which provides access to the property throughout including a WC and a cloakroom. There is a versatile office located on the ground floor as well as the family kitchen/living area. The kitchen are includes fully fitted units and integrated appliances whilst the living area includes French doors into the garden.

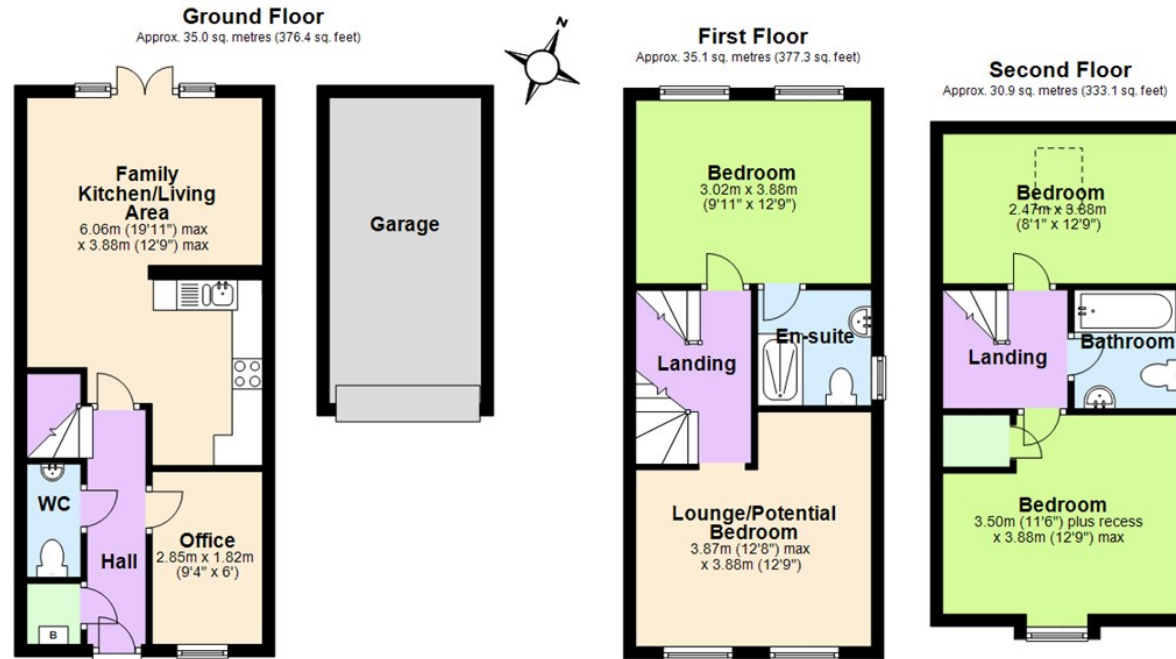
To the first and second floor there are 3/4 bedrooms. The 4th bedroom currently acts as a lounge but could easily be changed to a double sized bedroom depending on personal configuration. The main bedroom features paneled walls as well as a en-suite shower room/WC. The other bedrooms are complemented by the bathroom which includes a three piece white suite consisting of a WC, wash basin and a bath with an overhead shower.

Outside, there is a tandem driveway which leads to a detached garage. To the rear there is an enclosed rear garden which includes a patio area and artificial lawn.



EPC

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			90
(81-91) B		79	
(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	



Total area: approx. 101.0 sq. metres (1086.8 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.

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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