



28 Edinburgh Road

Church Gresley | DE11 9GD | Offers In The Region Of £270,000

ROYSTON
& LUND

- Offers In The Region Of £270,000
- 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





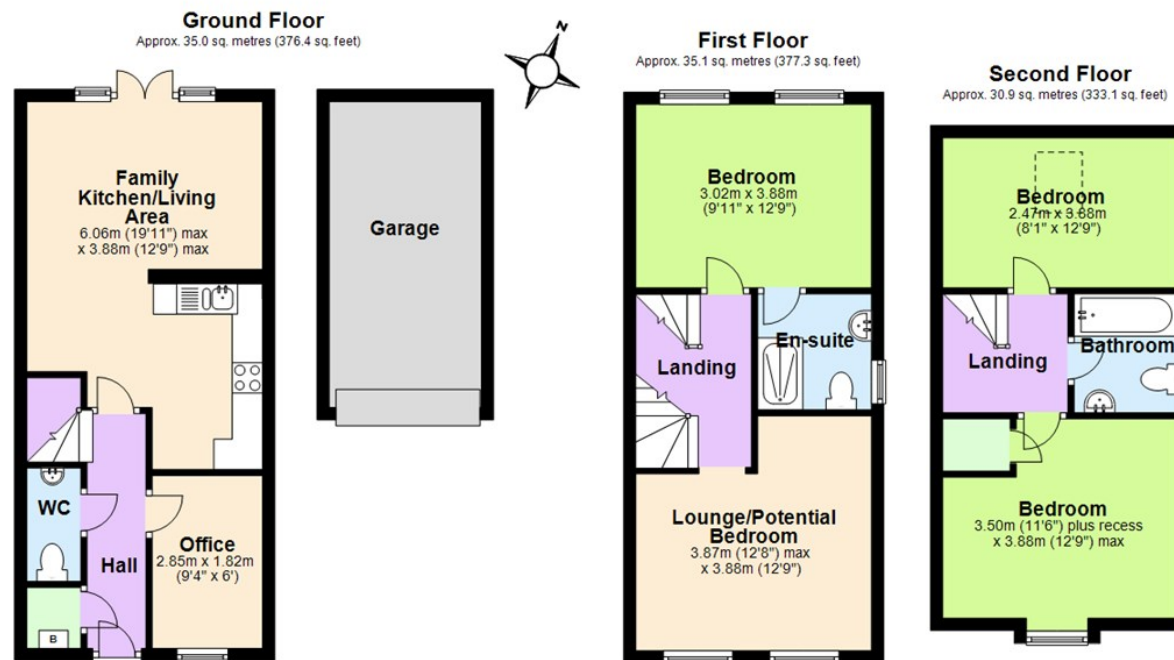
Royston & Lund are delighted to showcase this beautifully presented modern semi-detached house located in the charming area of Church Gresley. This stunning property offers generous living space spread across three well-designed floors and is conveniently positioned near a wealth of amenities. Enjoy the tranquility of Gresley Wood Nature Reserve and the convenience of local shops, all with easy access to the A444.

As you step inside, you are welcomed by an inviting hallway that provides seamless access to various parts of the home, including a convenient WC and a stylish cloakroom. The ground floor features a versatile office space, ideal for working from home, along with a spacious family kitchen/living area. The kitchen boasts fully fitted units and integrated appliances, while the living area opens up through elegant French doors, leading you to the lovely garden.

The first and second floors are home to 3/4 bedrooms, with the fourth bedroom currently functioning as a cozy lounge that can easily be transformed into a spacious double bedroom, depending on your personal needs. The main bedroom exudes sophistication with its charming paneled walls and private en-suite shower room/WC. The additional bedrooms are well-served by a modern bathroom featuring a chic three-piece white suite, including a WC, wash basin, and a bath with an overhead shower.

Outside, you will find a convenient tandem driveway that leads to a detached garage, providing ample parking and storage solutions. The rear garden is a delightful retreat, offering an enclosed space complete with a patio area and low-maintenance artificial lawn, perfect for entertaining guests.





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



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 (CO₂) 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		

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