



10 Ashford Way

Church Gresley | DE11 9TP | Offers In Excess Of £240,000

ROYSTON  
& LUND



- \*\* Offers In Excess Of £240,000\*\*
- Spacious Kitchen Diner
- Cosy living room
- Single Garage
- Freehold
- 3-bedroom semi-detached home
- Convenient downstairs WC
- Family bathroom upstairs
- Council tax band B
- EPC Rating C





**\*\* Offers In Excess Of £240,000\*\***

Royston and Lund are thrilled to present this delightful 3-bedroom semi-detached home, perfectly situated in the highly desirable area of Church Gresley. With its charming and welcoming atmosphere, this property strikes an ideal balance between comfort and convenience, making it the perfect choice for families or anyone looking for a comfortable home.

With a spacious kitchen diner perfect for family meals and gatherings, a convenient downstairs WC, and a cosy living room that invites relaxation, this home is thoughtfully designed for both everyday comfort and enjoyable moments.

An inviting family bathroom upstairs enhances the home's modern living appeal, creating a perfect sanctuary for relaxation and rejuvenation. The property features two generously sized double bedrooms, with fitted wardrobes in the master bedroom, as well as a comfortable single bedroom that also includes fitted wardrobes, offering ample space for comfort and everyday living. Additionally, the valuable garage provides practical solutions for storage and everyday convenience. This charming residence truly stands out as a gem, ready to warmly welcome its next owners with open arms.





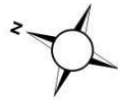


### EPC

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			<b>93</b>
(81-91) <b>B</b>		<b>80</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			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	
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			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

### Ground Floor

Main area: approx. 41.6 sq. metres (448.3 sq. feet)  
Plus garages, approx. 13.7 sq. metres (148.0 sq. feet)

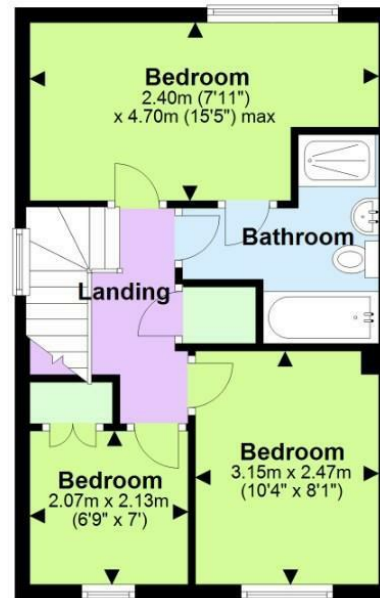


Main area: Approx. 77.2 sq. metres (831.4 sq. feet)  
Plus garages, approx. 13.7 sq. metres (148.0 sq. feet)

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.

### First Floor

Approx. 35.6 sq. metres (383.2 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**