



22 Oak Close

Castle Gresley | DE11 9RU | Guide Price £325,000

ROYSTON
& LUND

- Guide Price £325,000 - £330,000
- Generous Open-plan Kitchen to Utility
- Master Bedroom w/ En-suite
- Detached Garage & Private Driveway
- EPC Rating - C
- Four Bedroom Detached
- Integrated, Modern Kitchen Units
- Fitted Wardrobes & Storage
- Substantial Garden Area
- Freehold - Council Tax Rating - D





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Royston & Lund are delighted to welcome to the market this beautifully presented four-bedroom detached family home, offering spacious and stylish accommodation in a sought-after setting. Designed with modern living in mind, this home combines elegant finishes, flexible spaces, and outstanding outdoor areas—perfect for families and entertainers alike.



Step inside to discover a generous open-plan kitchen and dining area, flooded with natural light and finished to a high standard. The kitchen features sleek, integrated units, modern appliances, and a separate utility room, making everyday living a breeze. Whether you're cooking for the family or hosting friends, this space is sure to impress. The ground floor also benefits from a WC.

Upstairs, the master bedroom offers a peaceful retreat, complete with fitted wardrobes and a stylish en-suite bathroom. The further three bedrooms provide flexible space for family, guests, or even a home office.

Outside, a detached garage and private driveway, offers ample parking and storage. The substantial garden is perfect for relaxing, entertaining, or for children to play—an ideal blank canvas for outdoor living.



EPC

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	77	87

England & Wales EU Directive 2002/91/EC

Environmental Impact (CO₂) Rating

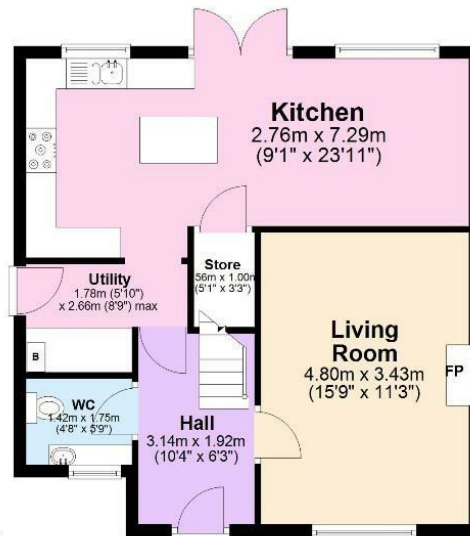
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
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Ground Floor

Approx. 68.3 sq. metres (735.5 sq. feet)



First Floor

Approx. 54.0 sq. metres (581.4 sq. feet)



Total area: approx. 122.3 sq. metres (1316.9 sq. feet)

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