



Oak Close, Castle Gresley, DE11 9RU

£339,950



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With bags of kerb-appeal, this beautifully presented four-bedroom detached home has been fully refurbished and offers a superb amount of space for families. With a contemporary kitchen diner, spacious living room, modern bathrooms, and a private garden as well as an oversized integral garage, it is ideal for those seeking a ready-to-move-in home in a desirable residential area.

Castle Gresley provides excellent access to local amenities, highly regarded schools, and scenic countryside walks, while also offering convenient transport links via the A444, A511, A38, and M42 for commuting to local towns and easy access to motorways for wider travel.

Ground Floor

Hallway – 1.36m x 4.41m (4'5" x 14'5")

The welcoming and open entrance hallway features modern LVT flooring, neutral décor, stairs to the first floor, and access to the downstairs WC, kitchen, lounge, and garage.

Living Room – 5.00m x 3.51m (16'4" x 11'6")

A bright and spacious living room with fresh décor, grey fitted carpet, three windows including a large bay window overlooking the garden, filling the space with natural light. The carpet is plush, and finish tasteful.

Kitchen / Diner – 2.70m x 8.10m (8'10" x 26'7")

A superbly appointed new kitchen fitted with a range of modern meets traditional shaker units, integrated appliances, and ample work surfaces. The room also



accommodates space for a family dining table, with French doors leading to the rear patio and garden to bring the outside in. The stylish oak effect LVT flooring flows in from the hallway and the:

Cloakroom WC – 0.83m x 1.69m (2'8" x 5'6")

A practical downstairs cloakroom comprising WC, wash hand basin with vanity storage, radiator, and side window. As with the rest of the home the WC is newly fitted to a high standard.

Garage – 2.56m x 5.09m (8'4" x 16'8")

Integral single garage with up-and-over door, power, and lighting.

First Floor

Landing – 1.23m x 2.02m (4'0" x 6'7")

A spacious landing giving access to all four bedrooms, family bathroom, and loft hatch.

Bedroom One – 3.88m x 3.31m (12'8" x 10'10")

An especially generous double bedroom with built-in wardrobes, large window to the front, and access to the en-suite shower room.

En-Suite – 2.35m x 1.43m (7'8" x 4'8")

A stunning traditional style arch-box window, compliments the stylish bathroom suite comprising walk-in shower, WC, vanity wash hand basin, tiled walls, and heated towel rail.

Bedroom Two – 2.67m x 3.52m (8'9" x 11'6")

Another good-sized double bedroom with window to the front. Again there are fitted wardrobes, plush new carpets and lots of natural light.

Bedroom Three – 2.67m x 2.96m (8'9" x 9'8")

Further double bedroom with fitted wardrobes, fully refurbished and a window overlooking the rear aspect.

Bedroom Four – 2.69m x 2.60m (8'9" x 8'6")

A well-proportioned bedroom with window to the rear elevation, and a useful alcove to make a fantastic use of space. Perfect for a good-sized bedroom, office or games room.

Bathroom – 2.32m x 2.01m (7'7" x 6'7")

Newly fitted family bathroom with panelled bath and shower over, WC, vanity wash hand basin, modern tiling, and window to the rear. The space is modern and luxurious.

Outside

To the front of the property is a driveway providing off-road parking and access to the garage. Steps lead to the covered front entrance.

The rear garden is enclosed and private, with fencing and offers a patio seating area and lawn, making it a great space for outdoor entertaining and family use.

Additional Information

- Tenure: Freehold
- Council Tax Band: D
- EPC Rating: C
- Local Authority Area: South Derbyshire

We wish to clarify that these particulars should not be relied upon as a statement or representation of fact and do not constitute any part of an offer or contract. Buyers should satisfy themselves through inspection or other means regarding the correctness of the statements contained herein.





Please note that we have not tested or verified the condition of the services connected to the property, including mains gas, electricity, water or drainage systems. Similarly, we cannot confirm the working order or efficiency of any appliances, heating systems, or electrical installations that may be included in the sale. Prospective purchasers are therefore advised to carry out their own independent investigations and surveys before entering into a legally binding agreement.

Money Laundering Regulations 2003:

In accordance with the Money Laundering Regulations 2003, we are obligated to verify your identification before accepting any offers.

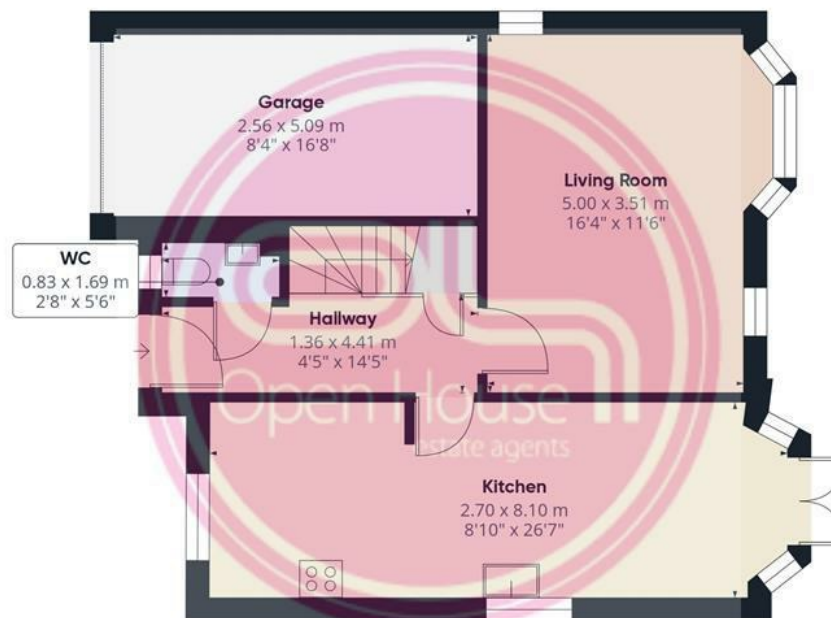
Floorplans:

We take pride in providing floorplans for all our property particulars, which serve as a guide to layout. Please note that all dimensions are approximate and should not be scaled.

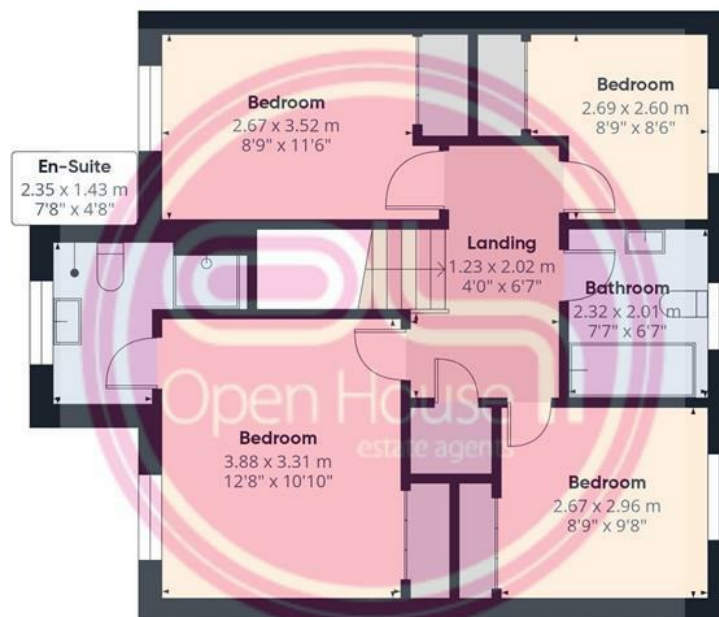








Floor 0



Floor 1

Approximate total area⁽¹⁾

121.4 m²

1309 ft²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360

ENERGY PERFORMANCE CERTIFICATE

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	69	75
(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	

LOCAL AUTHORITY

South Derbyshire

TENURE

Freehold

COUNCIL TAX BAND

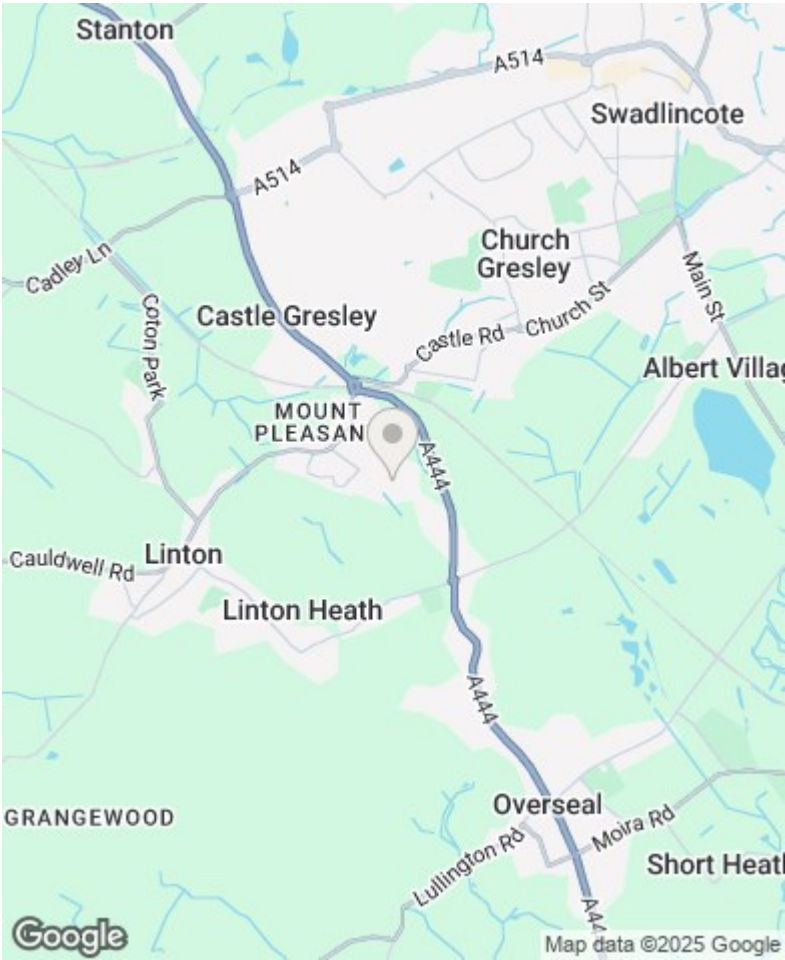
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VIEWINGS

By prior appointment only

PROPERTY SUMMARY

- Fully refurbished throughout
- Modern refitted kitchen diner
- Large living room with three windows for natural light
- Four large bedrooms all with fitted wardrobes
- Modern family bathroom and downstairs WC, as well as en-suite to the master
- Private enclosed rear garden with patio
- Integral garage and driveway parking
- Recently updated throughout with fresh décor and flooring
- Sought-after residential location
- Excellent transport links nearby



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