

# 115 Salford Way

Church Gresley | DE11 9RH | Guide Price £335,000

ROYSTON & LUND

- Guide Price: £335,000 - £350,000
- Open Plan Kitchen/Dining Room
- First Floor Living Room
- South-East Facing Garden
- Council Tax: D // EPC: C
- Four Bedroom Detached Family Home
- Principle Bedroom with En-Suite
- Second Floor Family Bathroom
- Driveway & Single Garage
- Freehold

















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Situated in Church Gresley, this spacious four-bedroom detached family home offers versatile accommodation arranged across three floors. Highlights include two living spaces, an open-plan kitchen-dining area, a principal bedroom with en-suite and a covered driveway leading to a single garage.

A welcoming entrance hall provides access to each of the ground-floor rooms, including a convenient WC and a versatile reception room currently used as a music room. This space could also make an ideal home office, snug or playroom.

Positioned at the rear of the property is the open-plan kitchen, living and dining room. The fitted kitchen provides ample cupboard and worktop space before flowing naturally into the comfortable seating and dining area. Double doors open directly onto the rear garden, creating an excellent setting for everyday family life and entertaining.

The first floor features an impressive additional living room, complete with a feature fireplace and double doors opening to a Juliet balcony overlooking the garden. Also on this level is the principal bedroom, which benefits from built-in wardrobes and a private en-suite shower room.

The second floor comprises three further well-proportioned bedrooms, which all include built-in storage. All three are served by a family bathroom fitted with a bath, wash basin and WC.

Outside, a covered driveway provides off-road parking and continues to a single garage at the rear. The enclosed garden is predominantly laid to lawn and features a patio seating area alongside a variety of established shrubs and planting.

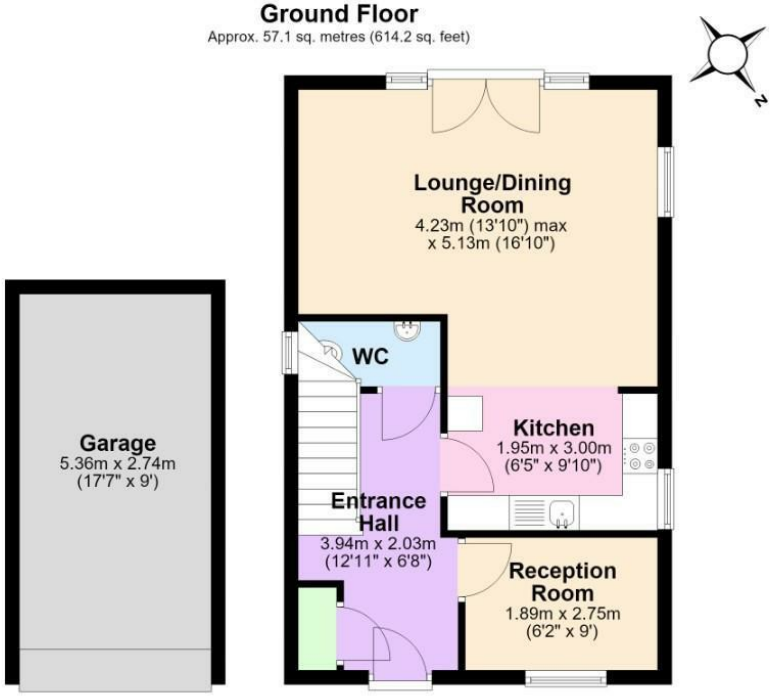
The property also benefits from a Hive smart heating system with a Hive thermostat, allowing convenient control of the heating remotely when away from the property.

For more information: https://reports.sprift.com/property-report/?access_report_id=5717786

Freehold

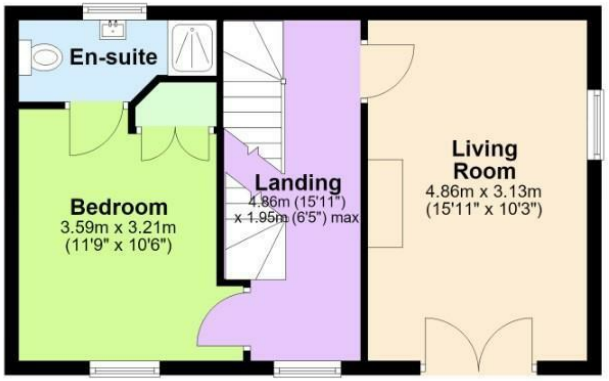
## Ground Floor

Approx. 57.1 sq. metres (614.2 sq. feet)



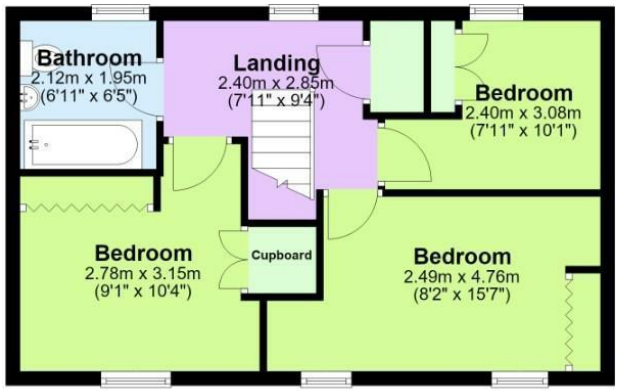

## First Floor

Approx. 39.4 sq. metres (423.8 sq. feet)




## Second Floor

Approx. 41.4 sq. metres (445.1 sq. feet)



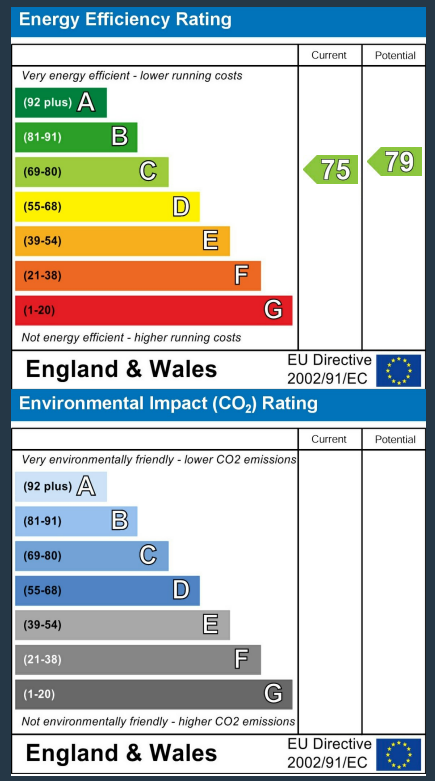

Total area: approx. 137.8 sq. metres (1483.1 sq. feet)


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## EPC





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