45 Hope Way

Church Gresley | DE11 9BL | Guide Price £375,000

ROYSTON & LUND

- Guide Price: £375,000 - £385,000
- Second Floor Principle Bedroom with Private En-Suite
- Private Rear Garden & Spacious Driveway
- Located in Church Gresley, Swadlincote
- Council Tax: E // EPC: B
- Five Bedroom Detached Family Home
- Ground Floor WC & Utility Room
- Built in Air Conditioning & Solar Panels
- Close to Numerous Amenities
- Freehold

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Royston and Lund are delighted to bring to the market this substantial five bedroom detached family home, set over three floors and located in the popular area of Church Gresley, Swadlincote. Situated close to a range of local amenities including shops, schools, parks and everyday conveniences, whilst also benefiting from excellent transport links to Swadlincote, Burton upon Trent and the surrounding villages. This well-maintained property further benefits from a principal suite occupying the entire second floor, solar panels, air conditioning units and ample off-street parking, making it an ideal home for growing families.

Ground floor accommodation comprises an entrance hall with stairs rising to the first floor and access into the spacious living room. The living room is flooded with natural light from a large front aspect window and flows seamlessly through to the dining room, creating an excellent space for both everyday living and entertaining. The dining room enjoys French doors opening onto the rear garden and leads directly into the fitted kitchen.

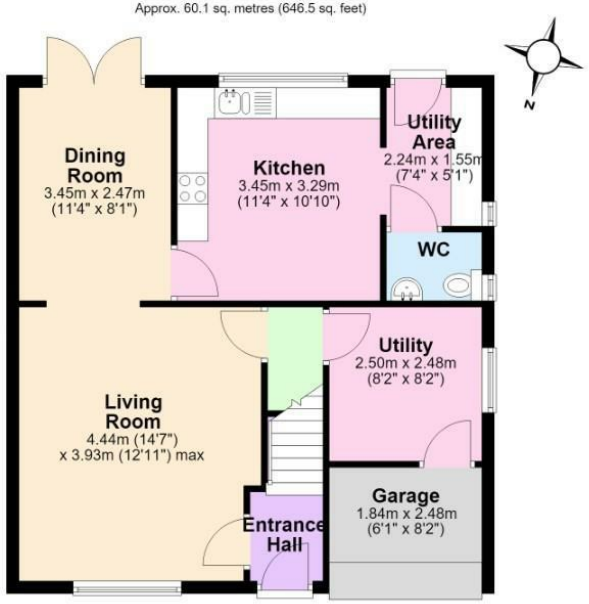
The kitchen is well equipped with a range of base and wall units offering ample worktop and storage space, along with plenty of room to move around. Beyond the kitchen is a useful utility area providing additional preparation space, access to the rear garden and a convenient ground floor WC.

The former garage has been thoughtfully converted to create a highly versatile reception room, currently utilised as a utility room, making an ideal home office, playroom, gym or hobby room depending on individual requirements.

To the first floor there are four well-proportioned bedrooms, all served by a contemporary three-piece family bathroom comprising a bath with shower over, wash basin and WC.

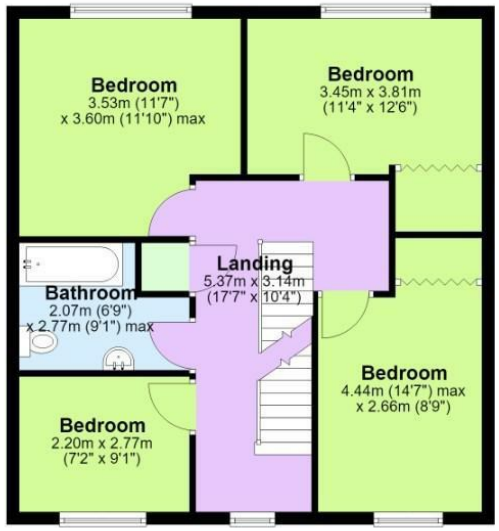
Ground Floor

Approx. 60.1 sq. metres (646.5 sq. feet)



First Floor

Approx. 60.1 sq. metres (646.5 sq. feet)



Second Floor

Approx. 32.9 sq. metres (354.0 sq. feet)

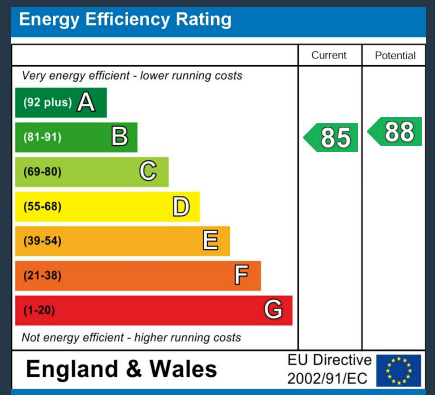
Total area: approx. 153.0 sq. metres (1646.9 sq. feet)

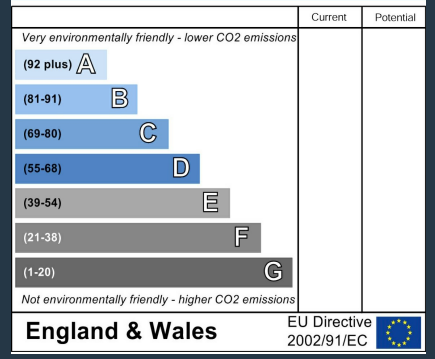
The Property Ombudsman

naea | propertymark PROTECTED

THE GUILD PROPERTY PROFESSIONALS

EPC





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