



Greenwich Avenue, Church Gresley



4



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Guide price £300,000



Key Features

- Four Bedroomed Detached Family Home
- Corner Plot
- Enclosed Rear Garden
- Off Road Parking & Garage
- Master Bedroom With En-Suite
- Popular Location
- EPC rating D
- Freehold





Newton Fallowell are pleased to be able to offer for sale this four bedroomed detached family home worthy of an internal inspection to fully appreciate the accommodation n offer. In brief the accommodation comprises: - entrance hall, dining kitchen, lounge, on the first floor a landing leads to four good sized bedrooms, master with en-suite and family bathroom. Outside to the front is a fore garden, driveway and detached single garage and to the rear is a mainly lawned enclosed garden.

Accommodation In Detail

Wooden six panel front door leading to:

Entrance Hall

having fire alarm, staircase rising to first floor, understairs cupboard, BT point and one central heating radiator.

Dining Kitchen 3.06m x 5.34m (10'0" x 17'6")

having a range of base and wall mounted units with chrome handles, roll top granite effect work top, tiled splashback, stainless steel sink and drainer with chrome fittings, four ring gas hob, oven, space for fridge/freezer and washing machine, overhead extractor, wood effect laminate flooring, tv aerial point, one central heating radiator and Upvc bow window to front elevation.

Guest Cloak Room

having low level wc, space saving wall mounted sink with chrome taps, tiled splashback, one central heating radiator, consumer unit for electric and Upvc double glazed window to front elevation.

Lounge 5.40m x 3.35m (17'8" x 11'0")

having a marble fire surround with fitted gas fire, tv aerial point, two central heating radiators, Upvc double glazed window to rear elevation and Upvc double glazed French doors leading out to the rear patio.

On The First Floor

Landing

having two central heating radiators, access to loft space via drop down ladder, Upvc double glazed windows to front and rear elevations, storage cupboard housing the boiler and provides storage and a second cupboard housing the hot water cylinder and provides storage.

Master Bedroom 3.13m x 3.67m (10'4" x 12'0")

having built-in triple wardrobes, tv aerial point, one central heating radiator and Upvc double glazed window to front elevation.

En-Suite

having low level wc, pedestal wash basin with chrome fittings, enclosed shower with thermostatic shower, tiled splashback, one central heating radiator, extractor fan, fitted shaver point and Upvc double glazed window to side elevation.

Bedroom Two 2.93m x 3.54m (9'7" x 11'7")

having double built-in wardrobes, one central heating radiator and Upvc double glazed window to rear elevation.

Bedroom Three 3.40m x 3.10m (11'2" x 10'2")

having tv aerial point, built-in double wardrobes, one central heating radiator and Upvc double glazed window to front elevation.

Bedroom Four 2.40m x 2.45m (7'11" x 8'0")

having BT point, one central heating radiator and Upvc double glazed window to rear elevation.

Family Bathroom

having low level wc, pedestal wash basin with chrome fittings, bath with chrome fittings, half tiling around bath area, separate quadrant shower with thermostatic shower, one central heating radiator, fitted shaver point, extractor fan and Upvc double glazed window to rear elevation.



Outside

The property sits on a corner plot. To the front of the property there is a small front garden with mature borders, mature hedging and a driveway leading to a detached single garage. To the rear is a small patio, mainly laid to lawn and a corner decking area.

Services

All mains services are believed to be connected to the property.

Measurement

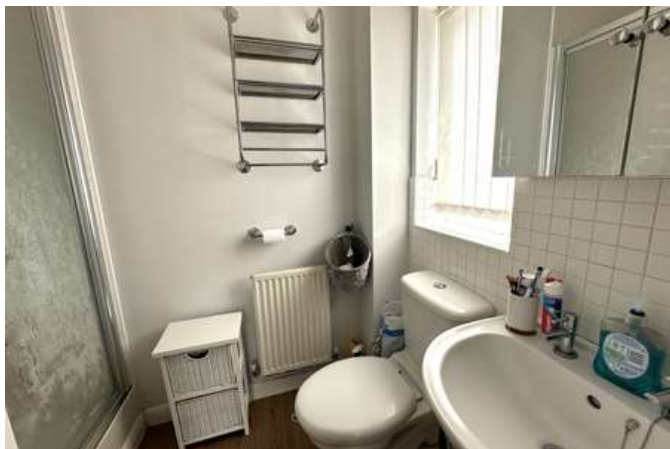
The approximate room sizes are quoted in metric. The imperial equivalent is included in brackets.

Tenure

Freehold - with vacant possession upon completion. Newton Fallowell recommend that purchasers satisfy themselves as to the tenure of the property and we would recommend that they consult a legal representative such as a Solicitor appointed in their purchase.

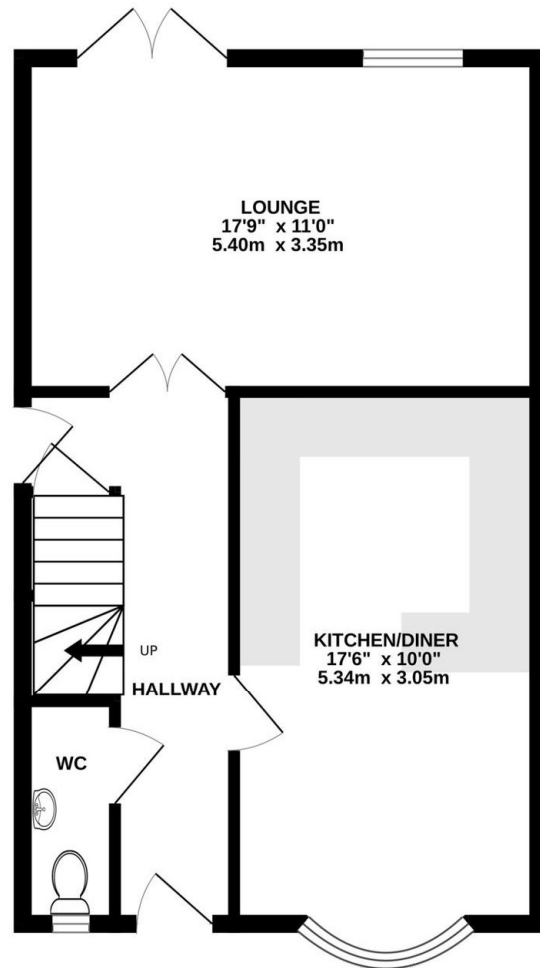
Note

The services, systems and appliances listed in this specification have not been tested by Newton Fallowell and no guarantee as to their operating ability or their efficiency can be given. Anti-Money Laundering Regulations – Intending purchasers will be required to provide identification documents via our compliance provider, Coadjute, at a cost of £45 plus VAT per transaction. This will need to be actioned at the offer stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.

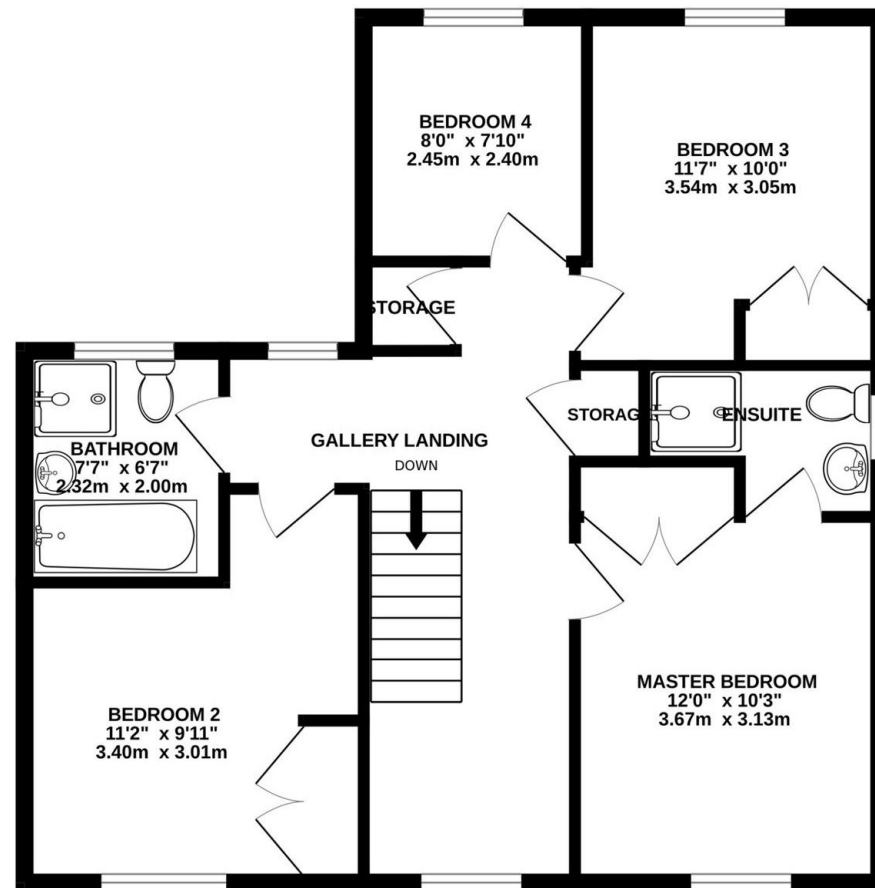




GROUND FLOOR
488 sq.ft. (45.4 sq.m.) approx.



1ST FLOOR
679 sq.ft. (63.1 sq.m.) approx.



TOTAL FLOOR AREA : 1167 sq.ft. (108.5 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		81
(55-68) D	68	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC
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