





**** IMPRESSIVE GARDEN & AMPLE PARKING **** This beautifully presented semi detached property is a great opportunity in the popular area of Church Gresley. In brief the property offers an entrance hall with a walk in storage cupboard. modern fitted kitchen, lounge diner and a side entrance with a guest cloakroom. The first floor offers three good size bedrooms and a modern shower room. Paved driveway and an enclosed rear garden with extensive lawn and seating areas. INTERNAL VIEWING IS A MUST.



ENTRANCE HALL

Entrance door into the hall with stairs to the first floor, wood effect flooring, under stairs cupboard, door to the lounge, kitchen and side entrance. Sliding door into a walk in storage cupboard.

LOUNGE DINER

Feature log effect gas fire, upvc double glazed window overlooking the garden and a radiator. Door to the kitchen.

FITTED KITCHEN

With fitted wall mounted, base and drawer units with work surfaces and a sink and drainer unit. Plumbing and space for both a washing machine and dishwasher, cooker space and spaces for fridge and freezer. Upvc double glazed window overlooking the garden, spot lights and a door to the hall.

SIDE ENTRANCE

Door to the garden and a door to the cloakroom.

CLOAKROOM

Low flush wc, wash hand basin, wall mounted gas boiler, radiator and a upvc double glazed window.

FIRST FLOOR LANDING

Upvc double glazed window, loft access and doors to -

BEDROOM 1

Fitted wardrobes, airing cupboard, radiator and upvc double glazed window overlooking the garden.



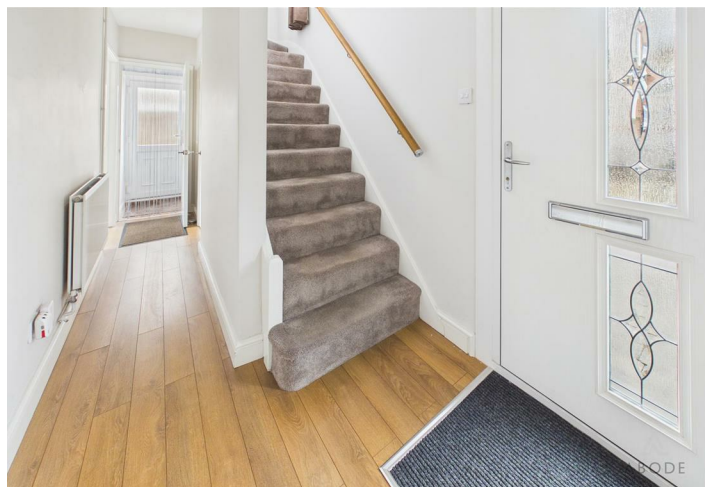
BEDROOM 2

Upvc double glazed window to the side and a radiator.

BEDROOM 3

Upvc double glazed window to the front and a radiator.







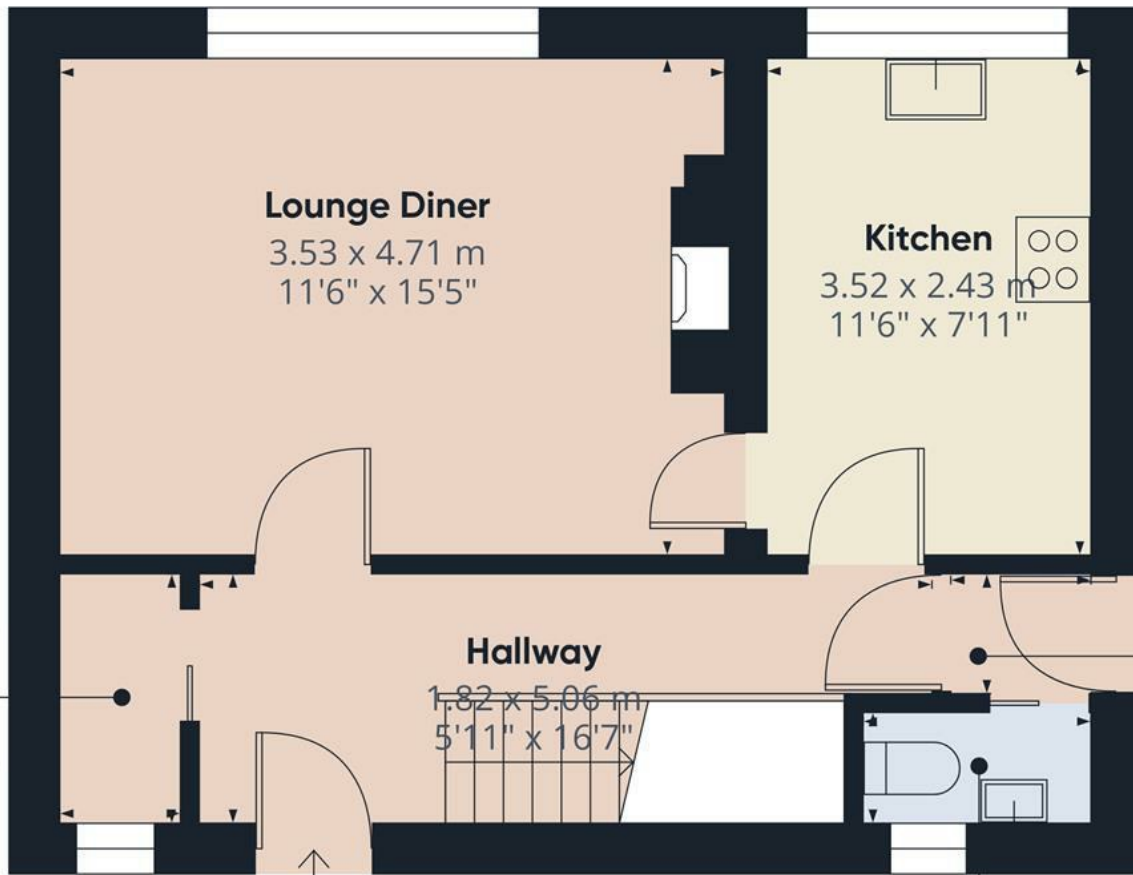
SHOWER ROOM

Walk in double shower, low flush wc, wash hand basin, chrome ladder style radiator, upvc double glazed window and spot lights.

OUTSIDE

Paved parking to the front with stone boarders. Gated access to the enclosed rear garden offering large lawns, seating areas and two sheds.





Walk in store
1.83 x 0.89 m
6'0" x 2'10"

Lounge Diner
3.53 x 4.71 m
11'6" x 15'5"

Kitchen
3.52 x 2.43 m
11'6" x 7'11"

Hallway
1.82 x 5.06 m
5'11" x 16'7"

Hallway
0.89 x 1.02 m
2'10" x 3'4"

WC
0.80 x 1.64 m
2'7" x 5'4"

Approximate total area⁽¹⁾
37.4 m²
403 ft²

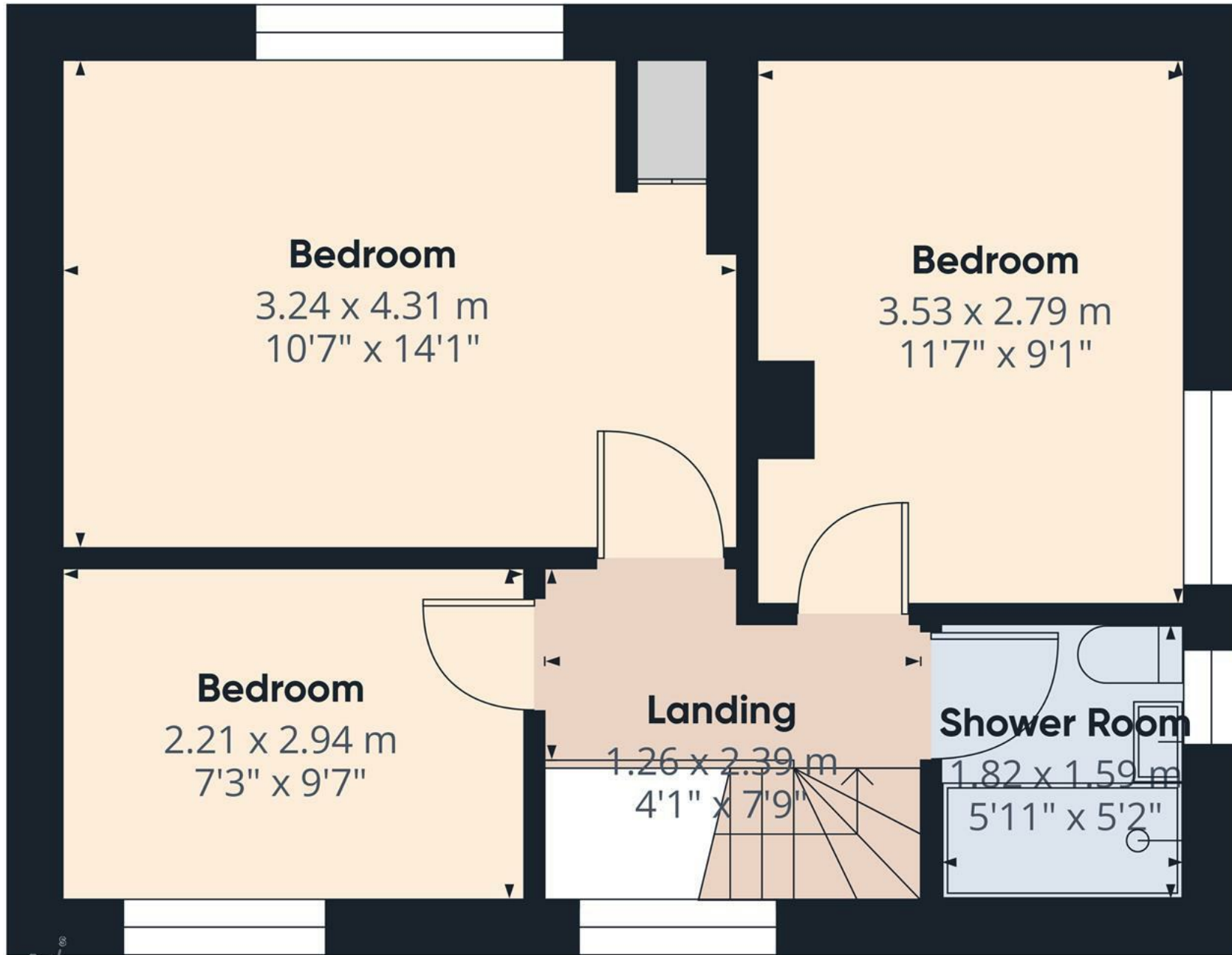
(1) Excluding balconies and terraces

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

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Floor 0



Approximate total area⁽¹⁾

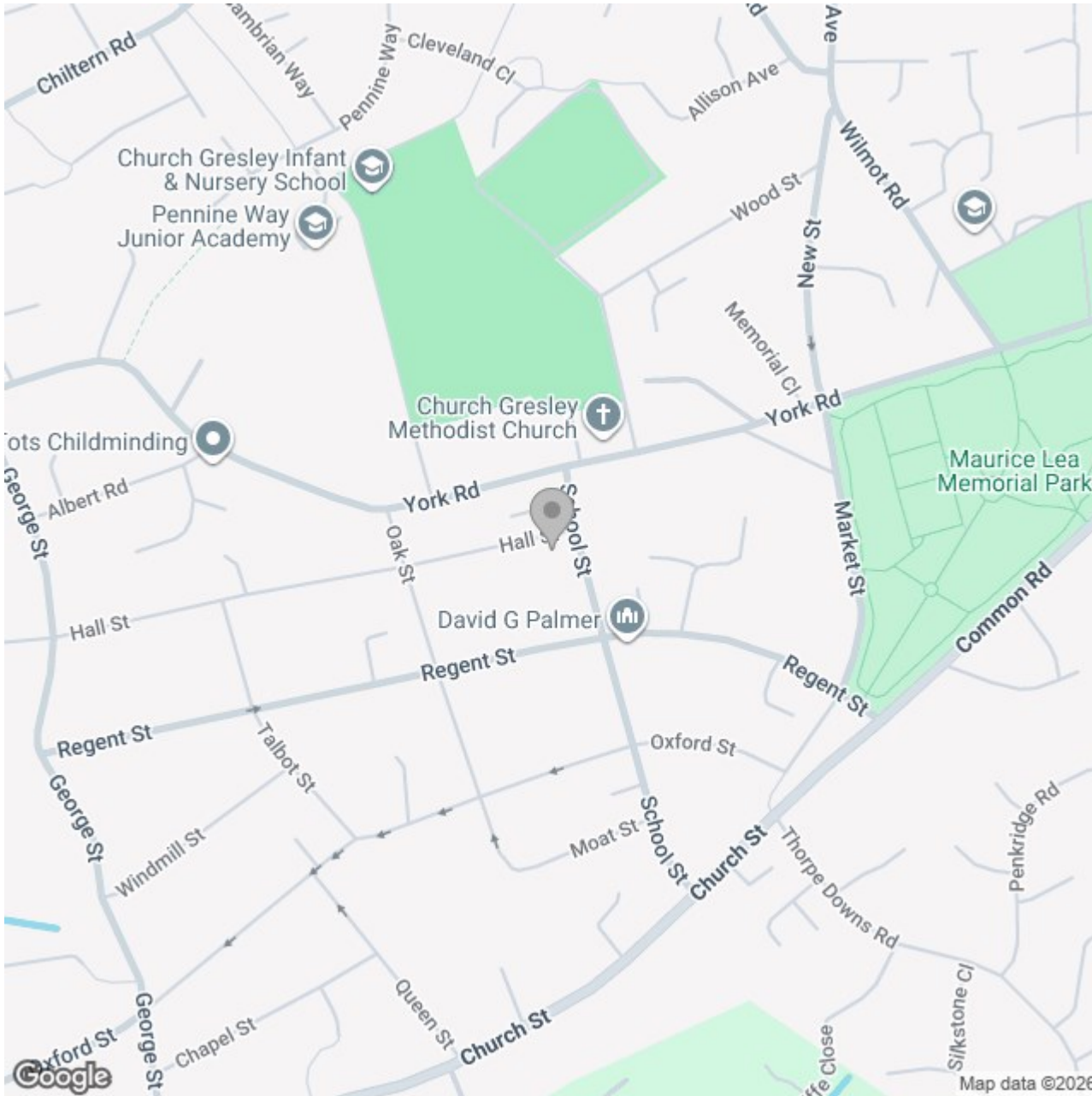
35.9 m²
385 ft²

(1) Excluding balconies and terraces

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Floor 1



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		85
(69-80) C	70	
(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	