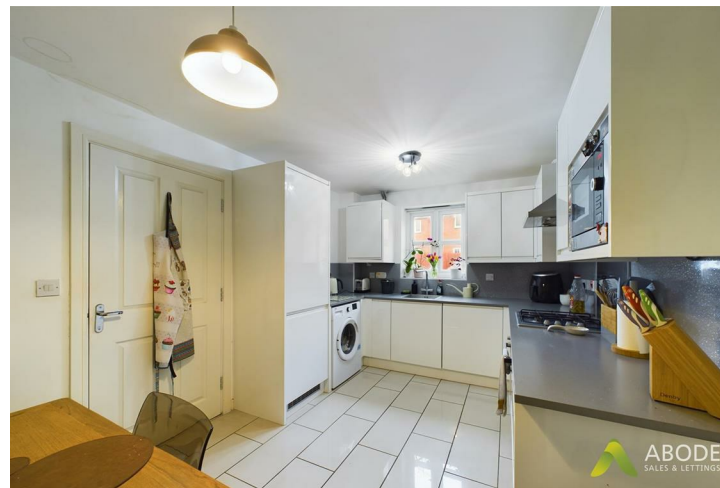






Situated in a popular residential development within Church Gresley stands this well presented four bedroom semi detached. In brief the gas centrally heated and double glazed accommodation comprises of entrance hall, cloakroom, fitted kitchen diner and lounge. To the first floor there are three bedrooms and family bathroom. The second floor has the master bedroom suite with fitted wardrobes and ensuite. Outside the home has double off road parking and single garage and gated access takes you to the enclosed rear garden. Viewing by appointment only.



Entrance Hallway

With laminate floor covering, stairs to first floor and radiator.

WC/Cloakroom

With window to front elevation, laminate floor covering, radiator and low level WC and wash hand basin.

Kitchen Diner

With window to front elevation, radiator and tiled floor covering. Fitted with a range of eye and base level units and drawers, sink and drainer built into preparation work surface, plumbing and appliance space for washing machine, oven hob and extractor, integrated dishwasher, fridge freezer and microwave.

Lounge

With window and French doors to rear elevation, laminate floor covering, radiator and storage cupboard.

Landing

With window to side elevation, storage cupboard and doors to:

Bedroom Two

With window to front elevation, radiator and fitted wardrobes.

Bedroom Three

With window to rear elevation and radiator.

Bedroom Four

With window to rear elevation and radiator.

Family Bathroom

With window to front elevation, radiator, fitted with a three piece suite comprising of low level WC, pedestal wash hand basin and panelled bath.

Master Bedroom

With window to front elevation, radiator and build in wardrobes.



Ensuite Shower Room

With window to rear elevation, towel radiator and fitted with a three piece suite comprising of low level WC, wash hand basin and shower cubicle.

Outside

The home has double off road parking leading to a single garage and gated access takes you to the enclosed rear garden which is mainly laid to lawn and enclosed by timber fencing.

Garage

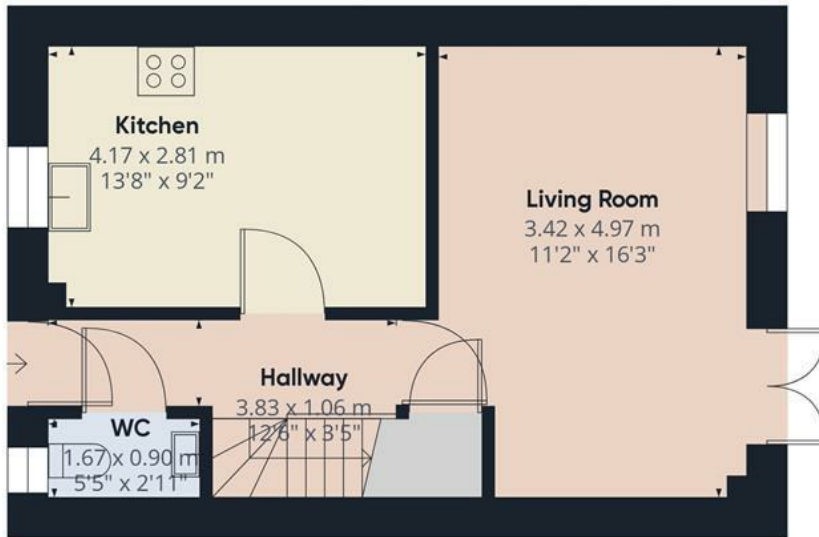
With up and over door to front.



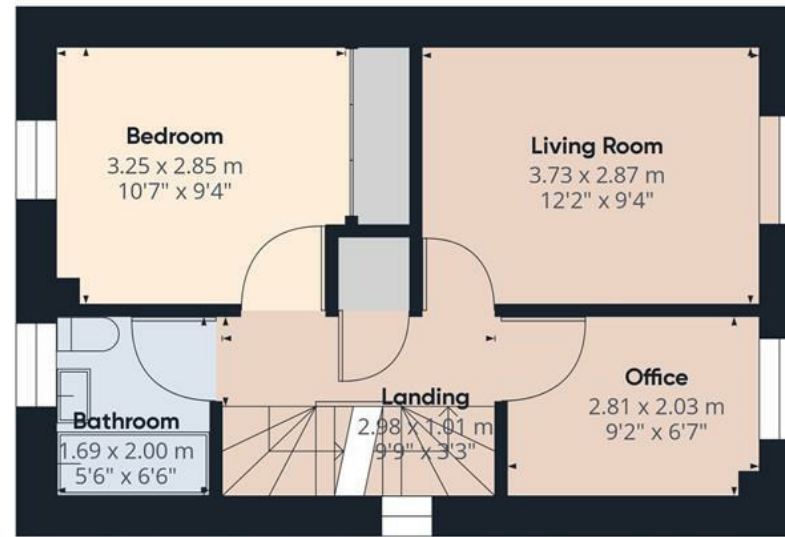








Floor 0



Floor 1



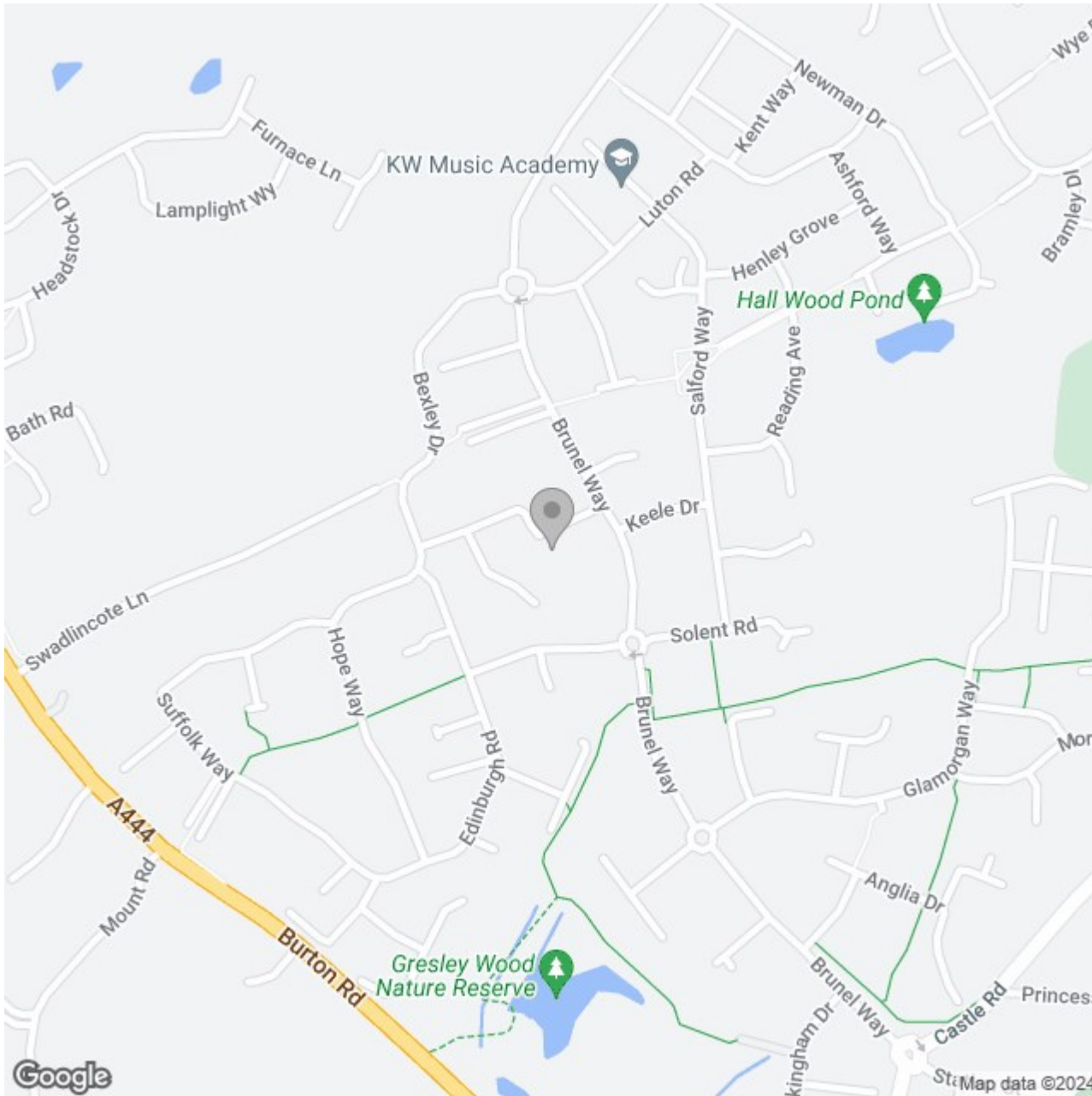
Floor 2

Approximate total area⁽¹⁾
98.43 m²
1059.45 ft²

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

GIRAFFE360



Energy Efficiency Rating

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