

Luton Road, Church Gresley, DE11 9TF  
Offers Over £490,000





A stunning six bedroom detached family home, offering 2195 square foot of accommodation, having a detached double garage with parking for four cars and an enclosed low maintenance rear garden. The property benefits from three reception rooms, two en-suite shower rooms as well as a family bathroom, five double bedrooms with a further single bedroom and a newly fitted kitchen diner. New boiler installed October 2025. Viewing is highly recommended strictly via appointment only.

## Accommodation

Leading through a front entrance door into:

### Entrance Hall

With central heating radiator, stairs rising to the first floor and doors leading off to:

### Dining Room

With central heating radiator and double glazed UPVC bay fronted window.

### WC/cloaks

With low level WC, wash hand basin with vanity units below and mixer tap, central heating radiator.

### Kitchen Diner

A stunning newly fitted kitchen diner with a selection of matching wall and base units, straight edge preparation work surface having a sink with mixer tap and drainer, induction hob with extractor over, electric oven with built in oven microwave above, a range of under counter drawers, integrated dishwasher and fridge freezer, recessed spot lighting, double glazed French doors leading out onto the garden, central heating radiator and a door leading through to the utility room.

### Utility Room

With a selection of matching wall and base units, straight edge preparation work surface having a single stainless steel sink with mixer tap, space for washing machine and tumble dryer.

### Study

With a double glazed bay fronted window and central heating radiator.



### Living Room

With two central heating radiators, double glazed UPVC window to the side elevation and double glazed UPVC French doors leading out onto the garden.

### First Floor Landing

With central heating radiator, double glazed UPVC window to the side elevation, further stairs rising to the second floor and doors leading off to:







### Master Bedroom

With two central heating radiators, double glazed UPVC windows to the side and rear elevations, walk-in in wardrobe and a door leading through to the four piece en-suite bathroom.

### En-suite Bathroom

With a four piece suite comprising: double shower cubicle with handset over and glass sliding door, pedestal wash hand basin with mixer tap, low level WC, bath with mixer tap and handset over, half tiled walls and a double glazed UPVC window to the rear elevation with opaque glass.

### Bedroom Two

With a double glazed UPVC window to the rear elevation, fitted triple wardrobe and a central heating radiator.

### Bedroom Three

With central heating radiator, fitted triple wardrobe and a double glazed UPVC window to the front elevation.

### Bedroom Four

With central heating radiator, double glazed UPVC window to the front elevation and a fitted double wardrobe.

### Family Bathroom

With a four piece suite comprising: low level WC, pedestal wash hand basin with mixer tap, shower cubicle with glass door and handset over, bath with mixer tap and handset, double glazed UPVC window to the front elevation with opaque glass and an electric extractor fan.

### Second Floor Landing

A superb additional place for studying or reading, with central heating radiator, skylight and doors leading off to:



### Bedroom Five

With a fitted wardrobe, two central heating radiators, skylight, double glazed UPVC window to the rear elevation and a door leading through to the en-suite shower room.

### En-suite Shower Room

With a three piece suite comprising: low level WC, pedestal wash hand basin with mixer tap, shower cubicle with glass sliding door and handset over, skylight and half tiled walls.

### Bedroom Six

With central heating radiator and skylight.

### Outside

The outside of the property to the front elevation offers a fore garden with steps leading unto the front entrance door. The rear elevation offers a low maintenance garden having astro turfed lawn, patio area and steps rising to the access for the double garage. The double garage has an up over door with a tarmacadam driveway in front, providing parking for four cars.

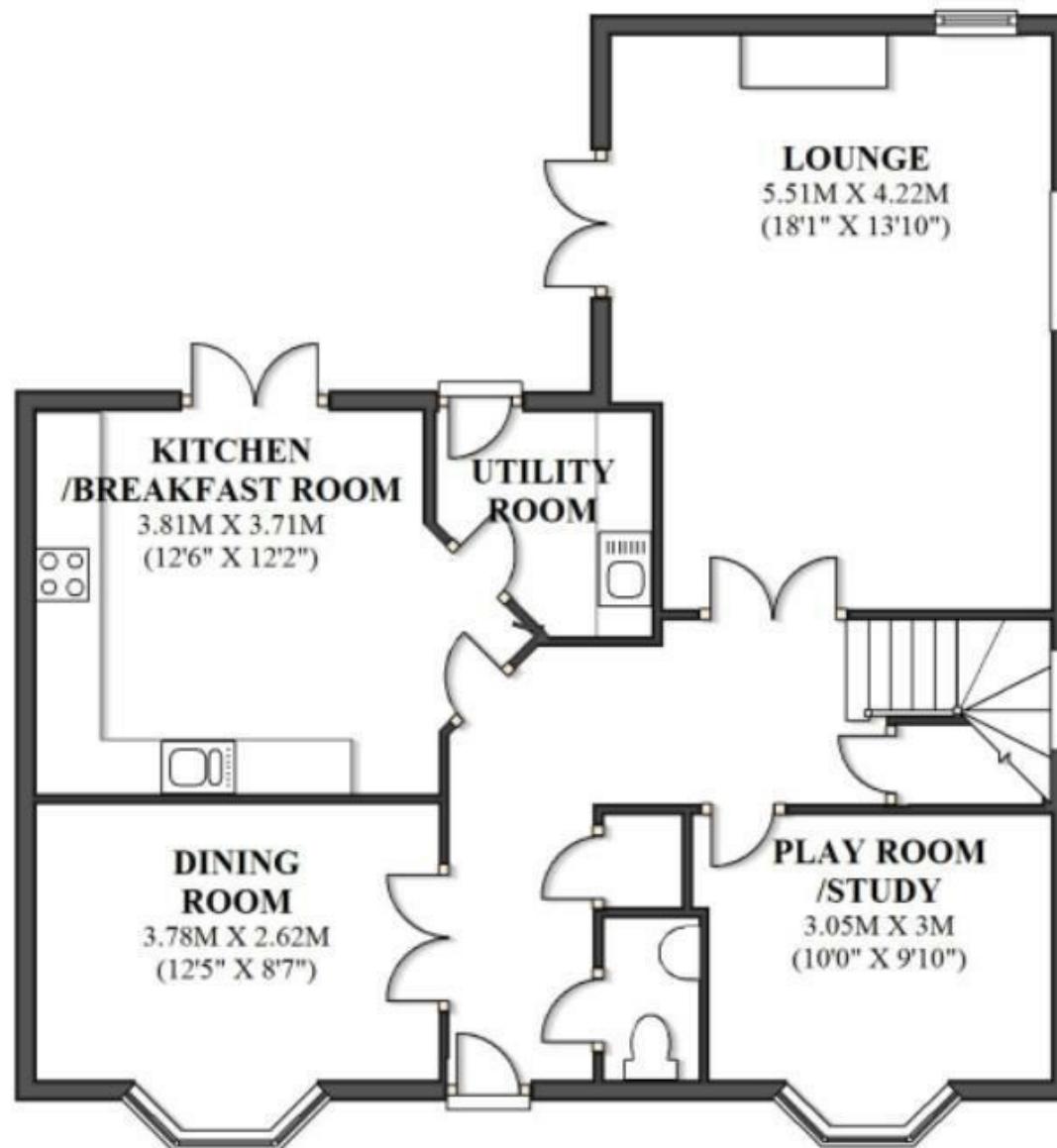




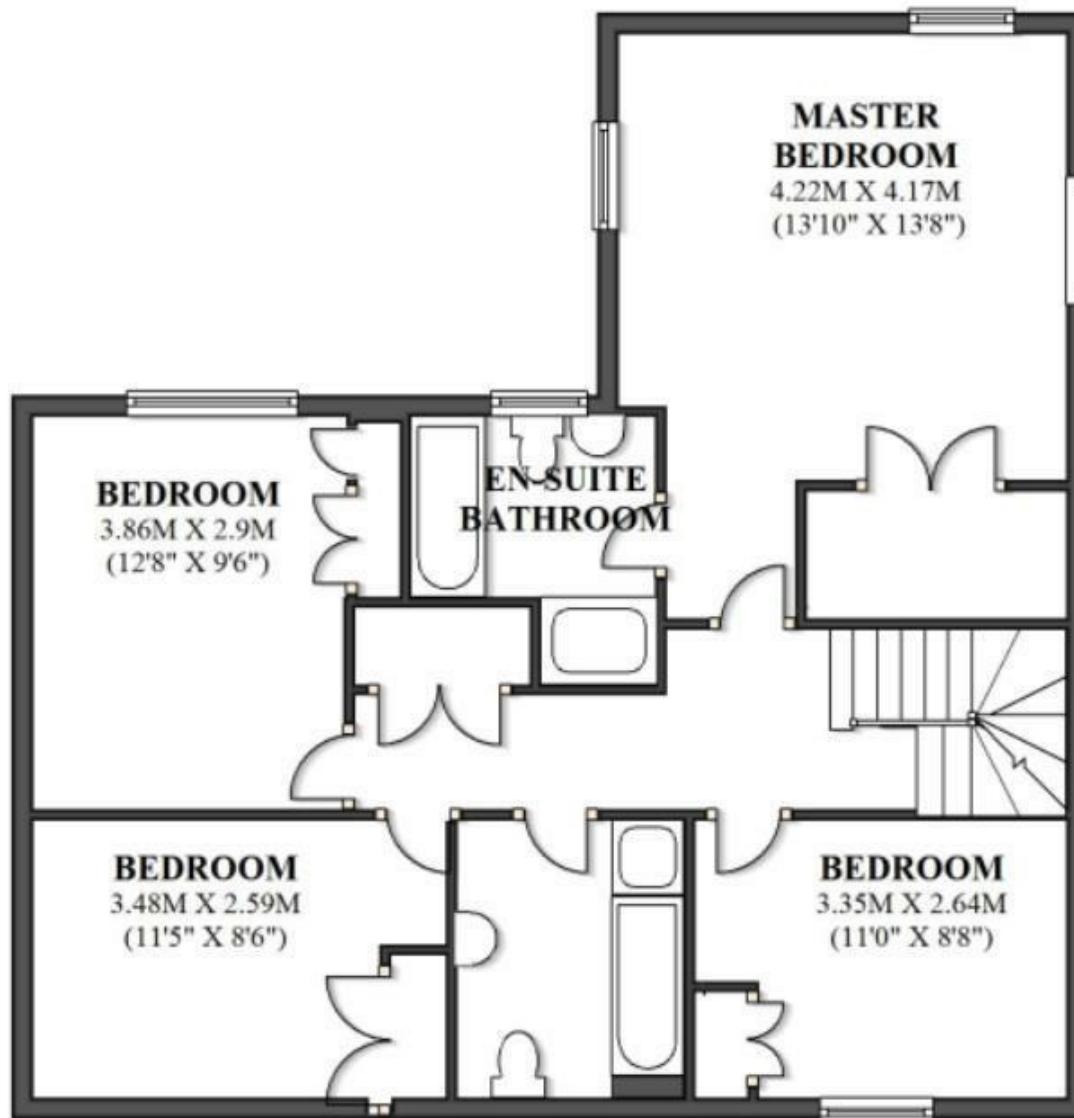


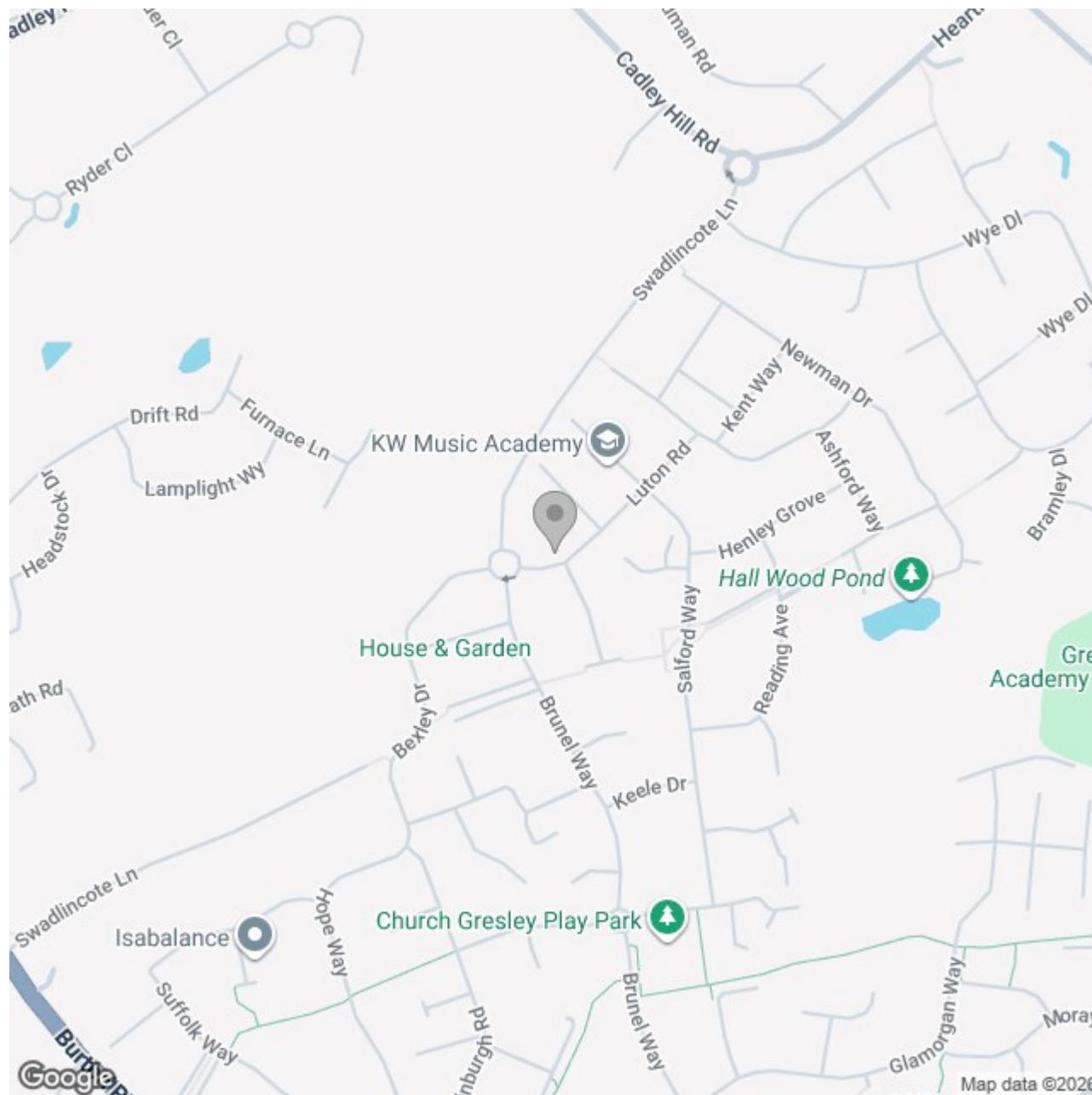


## GROUND FLOOR



## FIRST FLOOR





## Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		