

Cadley Cauldwell

Estate Agents Limited



19 High Street, Swadlincote, DE11 8JE

Tel: 01283 217251

Suffolk Way, Church Gresley, DE11

£565,000



CADLEY CAULDWELL are super excited to bring to the market this impressive spacious six bedroomed Detached family home. Set within the Castle Heights residential estate in Church Gresley; close to local amenities, major route ways, schools and beautiful walking routes.

This property has SO MUCH TO OFFER and is set over three floors.

To the ground floor you will find an inviting entrance hall, spacious family lounge, open plan kitchen/dining room, utility room, guest cloakroom and study/playroom.

The first floor has four double bedrooms, one with an en-suite bathroom and dressing area and a family bathroom. To the top floor a spacious landing which can be used as a snug or further study area and two double bedrooms one with an en-suite bathroom. Both bedrooms have fantastic views from the rear.

THIS PROPERTY MUST BE VIEWED!

Contact CADLEY CAULDWELL on 01283 217251 to arrange your viewing TODAY!

**** Council Tax Band: / EPC Rating: B ****

Ⓢ Impressive Family Home

Ⓢ Six Double Bedrooms

Ⓢ Private Parking & Double Garage

Ⓢ Family Bathroom & Two En-Suite Bathrooms

Ⓢ Private Rear Garden

Ⓢ ** Council Tax Band: E / EPC Rating: B **

Suffolk Way, Church Gresley, DE11

Directions

From Sainsbury's island take the first exit onto Civic Way , continue onto Hearthcote Road, you will come to a mini roundabout follow straight over and the same with the second mini roundabout, keep following Hearthcote road to the end and you will come to a roundabout take the first exit onto Swadlincote Road, you will then come to another roundabout take the second exit onto Brunel Way, keep following again till you come to another roundabout and take the third exit onto Westminster Drive, follow that road to the end and take a right onto Hope Way then take your first right onto Suffolk Way. The property will be displaying on of our for sale boards. SAT NAV Users Postcode: DE11 9GL



IMPORTANT INFORMATION

Mortgage advice is available within our office

GROUND FLOOR

Entrance Hall

12'10" x 14'8" (3.91m x 4.47m)

Kitchen/Diner

24'1" x 13'5" (7.34m x 4.09m)

Integral Items include oven, gas hob, fridge freezer and dishwasher

Utility Room

7'11" x 5'6" (2.41m x 1.68m)

Lounge

17'8" x 14'8" (5.38m x 4.47m)

Guest Cloakroom

5'9" x 3'1" (1.75m x 0.94m)

Study

9'3" x 9'1" (2.82m x 2.77m)

FIRST FLOOR

Bedroom Two

24'6" x 13'10" (7.47m x 4.22m)

*Fitted wardrobes (Dressing area)**

En-Suite

8'2" x 7'1" (2.49m x 2.16m)

Bedroom Three

15'8" x 9'3" (4.78m x 2.82m)

Bedroom Four

8'10" x 12'6" (2.69m x 3.81m)

Bedroom Five

12'2" x 9'2" (3.71m x 2.79m)



Bathroom

8'9" x 7'2" (2.67m x 2.18m)

SECOND FLOOR

Study/Snug

10'3" x 13'7" (3.12m x 4.14m)

Master Bedroom

16'0" x 17'11" (4.88m x 5.46m)

Fitted Wardrobes

En-Suite

5'1" x 7'6" (1.55m x 2.29m)

Bedroom Six

20'0" x 9'7" (6.10m x 2.92m)

OUTSIDE

To The Rear

Glourious private enclosed rear garden. Lawn. Paved seating areas. Barked area. Various shrubs and potted plants. Access to the private parking and double garage via the wooden gate.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100) 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, Scotland & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92-100) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England, Scotland & Wales		EU Directive 2002/91/EC	



**Viewing by appointment only with
Cadley Cauldwell, 19, High Street, Swadlincote, DE11 8JE**

General: While we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the position for you, especially if you are contemplating travelling some distance to view the property. Measurements: These approximate room sizes are only intended as general guidance. You must verify the dimensions carefully before ordering carpets or any built-in furniture. Services: Please note we have not tested the services or any of the equipment or appliances in this property, accordingly we strongly advise prospective buyers to commission their own survey or service reports before finalizing their offer to purchase. THESE PARTICULARS ARE ISSUED IN GOOD FAITH BUT DO NOT CONSTITUTE REPRESENTATIONS OF FACT OR FORM PART OF ANY OFFER OR CONTRACT. THE MATTERS REFERRED TO IN THESE PARTICULARS SHOULD BE INDEPENDENTLY VERIFIED BY PROSPECTIVE BUYERS OR TENANTS. NEITHER CADLEY CAULDWELL NOR ANY OF ITS EMPLOYEES OR AGENTS HAS ANY AUTHORITY TO MAKE OR GIVE ANY REPRESENTATION OR WARRANTY WHATSOEVER IN RELATION TO THIS PROPERTY.