

Thorpe Downs Road, Church Gresley, DE11

£345,000



CADLEY CAULDWELL are super excited to bring to the market this stylish well presented four bedroomed detached family home. Located within the heart of the National Forest with beautiful walking routes on your doorstep. Situated on a very popular residential estate within Church Gresley; close to major route ways, schools and amenities.

This property oozes space and is perfect for the growing family!

Inside consists of an entrance hall, spacious open plan lounge, dining room (Former garage) and third reception room, family snug area, newly fitted and renovated kitchen with integrated appliances and utility area, downstairs guest cloakroom, four double bedrooms, master en-suite and family bathroom.

Outside you have private parking for up to three vehicles and a landscaped private rear garden.

Newly fitted gas combination boiler and double glazing.

VIEWINGS ARE HIGHLY RECOMMENDED

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

**Council Tax Band: D / EPC Rating: C **

- 🕒 Impressive Four Bedroomed Detached Family Home
- 🕒 Private Parking For Three Vehicles
- 🕒 Desirable Location
- 🕒 Three Reception Room & Family Snug
- 🕒 Newly Renovated Kitchen/Utility Area
- 🕒 **Council Tax Band: D / EPC Rating:C **

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Directions

From Sainsbury's Island take the exit onto Civic Way, take the first turning on the left just past the leisure centre onto West Street, continuing onto Alexandra Road and then onto Wilmot Road. At the junction turn right onto York Road and take the first turning on the left onto Market Street. At the junction turn right onto Common Road and then take the first turning left onto Thorpe Downs Road, continue to the bottom of the road. Our property can be found on your right hand side. SAT NAV USERS POSTCODE: DE11 9FB

IMPORTANT INFORMATION

Please note: a Personal Interest to Cadley Cauldwell is applicable on this property *Mortgage advice is available within our office, please contact us on 01283 217251 for more information*

GROUND FLOOR

Entrance Hall

4'2" x 3'7" (1.27m x 1.09m)

Lounge

15'11" x 13'6" (4.85m x 4.11m)

Dining Room

14'3" x 8'0" (4.34m x 2.44m)

Third Reception Room

9'5" x 7'9" (2.87m x 2.36m)

Snug

9'9" x 9'2" (2.97m x 2.79m)

Kitchen

6'11" x 9'2" (2.11m x 2.79m)

Integrated Appliances

Utility Area

5'3" x 5'1" (1.60m x 1.55m)

Integrated Appliances

Guest Cloakroom

3'11" x 5'2" (1.19m x 1.57m)

FIRST FLOOR

Master Bedroom

13'4" x 10'2" (4.06m x 3.10m)

**Built-in Wardrobes*

En-Suite

6'1" x 4'6" (1.85m x 1.37m)

Bedroom Two

11'9" x 8'9" (3.58m x 2.67m)

Bedroom Three

11'0" x 8'9" (3.35m x 2.67m)

**Built-in Wardrobes*

Bedroom Four

9'4" x 7'2" (2.84m x 2.18m)

Built-in Wardrobes

Bathroom

5'6" x 6'4" (1.68m x 1.93m)



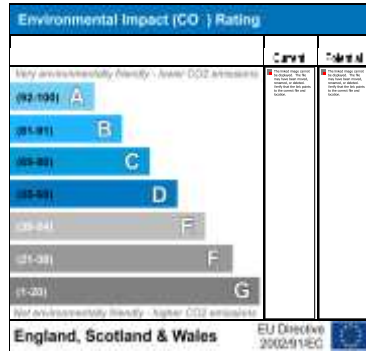
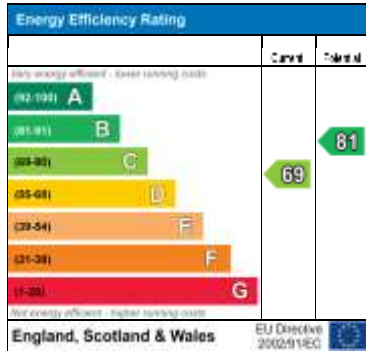
OUTSIDE

To The Front

Located on the end plot. Private driveway with imprint concrete for up to three vehicles. Decorative slate areas. Potted plants. Outside lighting.

To The Rear

Private enclosed rear garden. Paved areas. Artificial grass. Raised flower beds. Decked seating areas. Metal storage shed with electric. Man-made storage shed with heating, light and power. Outside lighting. Water tap.



Ground Floor

Approx. 73.0 sq. metres (785.4 sq. feet)



First Floor

Approx. 53.4 sq. metres (574.9 sq. feet)



Total area: approx. 126.4 sq. metres (1360.3 sq. feet)

Please note - these are not to scale. For display purposes only. Plan produced using PlanUp.

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.