

# Cadley Cauldwell

Estate Agents Limited



19 High Street, Swadlincote, DE11 8JE

Tel: 01283 217251

*Suffolk Way, Church Gresley, DE11*

## *£325,000*



CADLEY CAULDWELL are excited to bring to the market this well presented four bedroomed detached family home. Set on a very popular residential estate Castle Heights, with local amenities close by and major route ways.

This property consists of a entrance hall, guest cloakroom, spacious lounge, open plan kitchen/dining/living space, utility room, master bedroom with en-suite bathroom and fitted wardrobes, two further double sized bedrooms, one single bedroom, family bathroom, private garden, off street parking for two/three vehicles and detached garage.

VIEWINGS ARE HIGHLY ADVISED.

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

- Ⓢ Four Bedroomed Detached Family Home
- Ⓢ Immaculately Presented
- Ⓢ Spacious Lounge
- Ⓢ Utility Room
- Ⓢ Private Parking & Garage
- Ⓢ EPC Rating: C

# Suffolk Way, Church Gresley, DE11

## Directions

From Sainsbury's Island take the turning onto Civic Way which leads onto Hearthcote Road. Continue along this road passing over two mini islands. At the third island take the first exit onto Swadlincote Lane. At the next Island take the second exit onto Brunel Way. At the next island turn right onto Westminster Drive and then turn right into Hope Way, follow the road around becoming Suffolk Way. Our property is clearly identifiable by our for sale sign. SAT NAV USERS POSTCODE: DE11 9GL



## IMPORTANT INFORMATION

\*Mortgage advice available within our office\*

## GROUND FLOOR

### Entrance Hall

9'6" x 6'6" (2.90m x 1.98m)

### Cloakroom

5'10" x 3'2" (1.78m x 0.97m)

### Lounge

20'11" x 13'2" (6.38m x 4.01m)



### Kitchen/Diner

20'11" x 15'10" (6.38m x 4.83m)

\*Integral oven, gas hob, extractor fan, fridge, freezer and dishwasher\*



### Utility Room

5'11" x 5'7" (1.80m x 1.70m)

\*Integral washer\*

## FIRST FLOOR

### Master Bedroom

17'10" x 11'7" (5.44m x 3.53m)

\*Fitted Wardrobes\*



### En-Suite

4'5" x 6'6" (1.35m x 1.98m)

### Bedroom Two

12'0" x 12'5" (3.66m x 3.78m)

\*Fitted Wardrobe\*

### Bedroom Three

8'8" x 12'4" (2.64m x 3.76m)

### Bedroom Four

7'1" x 8'5" (2.16m x 2.57m)

### Bathroom

6'8" x 6'0" (2.03m x 1.83m)



## OUTSIDE

### Garden

Private enclosed garden. Mature garden with shrubs, trees and bedding plants. Paved seating area. Pergola. Access to the garage. Access to the private parking via the wooden gate.

### Detached Garage

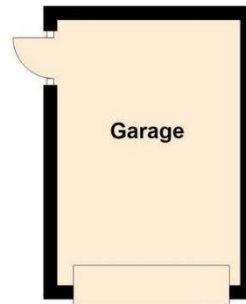
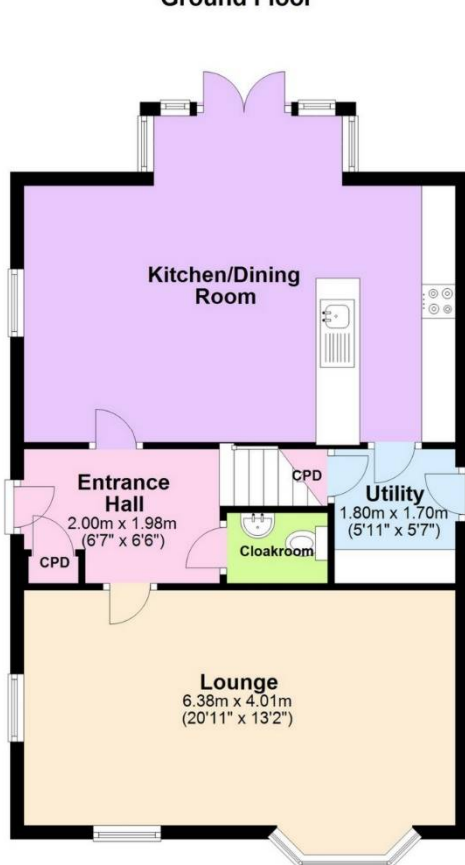
\*Power and light\*



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100) <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>			
Not energy efficient - higher running costs			
		80	90
England, Scotland & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92-100) <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>			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England, Scotland & Wales		EU Directive 2002/91/EC	

### Ground Floor



### First Floor



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.