

*Thorpe Downs Road, Church Gresley, DE11*

**£300,000**



CADLEY CAULDWELL are super excited to bring to the market this appealing NO CHAIN four bedroom detached family home. Located on a very sought after residential estate within Church Gresley; close to local amenities, schools, lovely walking routes and major route ways. This delightful home consist of a front porch, entrance hall, spacious lounge, dining room, conservatory, breakfast kitchen, utility room, guest cloakroom, master bedroom with en-suite bathroom, three further roomy bedrooms, family bathroom, private parking, garage and private enclosed rear garden. Gas central heating and double glazed throughout!  
**What more can you really want VIEW NOW TO NOT MISS OUT! Call CADLEY CAULDWELL today on 01283 217251 to arrange your viewing! \*\*Council Tax Band: D / EPC Rating: D\***

- NO UPWARD CHAIN
- GREAT LOCATION
- PRIVATE PARKING & GARAGE
- Private Rear Garden
- IDEAL FOR FAMILIES
- \*\*Council Tax Band: D / EPC Rating: D\*

# Thorpe Downs Road, Church Gresley, DE11

## Directions

SAT NAV USERS POSTCODE: DE11 9FB

## IMPORTANT INFORMATION

\*Mortgage Advice Is Available within our office\*\*

## GROUND FLOOR

### Front Porch

### Entrance Hall

1.37m x 1.19m (4'6" x 3'11")

### Lounge

4.06m x 3.73m (13'4" x 12'3")

### Dining Room

2.79m x 2.49m (9'2" x 8'2")

### Conservatory

2.97m x 2.72m (9'9" x 8'11")

### Breakfast Kitchen

2.79m x 3.61m (9'2" x 11'10")

### Utility Room

1.47m x 1.63m (4'10" x 5'4")

### Guest Cloakroom

1.17m x 1.47m (3'10" x 4'10")

## FIRST FLOOR

### Bedroom One

3.43m x 3.20m (11'3" x 10'6")

### En-Suite

1.63m x 1.75m (5'4" x 5'9")

### Bedroom Two

3.66m x 2.84m (12' x 9'4")

### Bedroom Three

4.01m x 2.44m (13'2" x 8')

### Bedroom Four

2.11m x 2.62m (6'11" x 8'7")

### Bathroom

1.90m x 2.06m (6'3" x 6'9")

## OUTSIDE

### To The Front

Private driveway. Parking for two vehicles. Access to the garage via the up and over door. Various shrubs. Access to the rear via the wooden side gate.

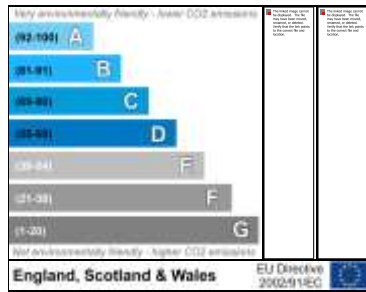
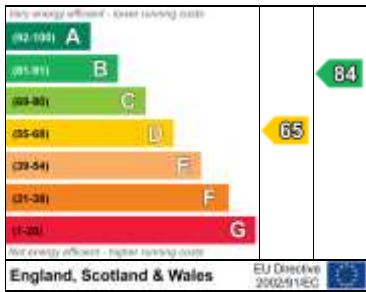
### To The Rear

Laid to lawn, patio, deck, mature shrubs, side access gate.



Energy Efficiency Rating	
Current	Potential

Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential



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.