

Morley Walk, Church Gresley, DE11

£255,000



CADLEY CAULDWELL are super pleased to bring to the market this superb, delightfully maintained Four bedroom three storey home located on a the very desirable Castle Heights estate close to local amenities, doctors surgery, eatery's, and major route ways. This property is set over three floors: entrance hall, guest cloakroom, breakfast kitchen, lounge, diner to the ground floor. Three bedrooms and bathroom to the first floor and master bedroom with dressing area and en-suite bathroom to the second floor. Private low maintenance rear garden, private parking and garage too.

VIEWINGS ARE NOT TO BE MISSED!

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

*COUNCIL Tax Band: / EPC Rating: C *

**THREE STOREY FOUR BED
FAMILY HOME**

**Legal Completion required for
Mar/Apr 2024**

Modern Decor

Low Maintenance Garden

Garage & Private Parking

****Council Band C /EPC
Rating C****

Morley Walk, Church Gresley, DE11

Directions

Follow SATNAV Code for DE11 9DQ

IMPORTANT INFORMATION

MORTGAGE ADVICE IS AVAILABLE WITHIN OUR OFFICE

GROUND FLOOR

Entrance Hall

Guest Cloakroom

1.75m x 0.84m (5'9" x 2'9")

Kitchen/Breakfast Room

4.09m x 2.46m (13'5" x 8'1")

Lounge/Dining Room

5.54m x 3.58m (18'2" x 11'9")

FIRST FLOOR

Bedroom Two

3.86m x 2.64m (12'8" x 8'8")

Bedroom Three

3.12m x 2.54m (10'3" x 8'4")

Bedroom Four

2.64m x 1.90m (8'8" x 6'3")

Bathroom

1.68m x 1.90m (5'6" x 6'3")

SECOND FLOOR

Master Bedroom

5.03m x 3.94m (16'6" x 12'11")

Dressing Area

1.90m x 1.98m (6'3" x 6'6")

En-Suite

1.93m x 1.88m (6'4" x 6'2")

OUTSIDE

To The Rear

Easy to maintain private rear garden. Decked seating area. Artificial grass . Access to the front and garage.

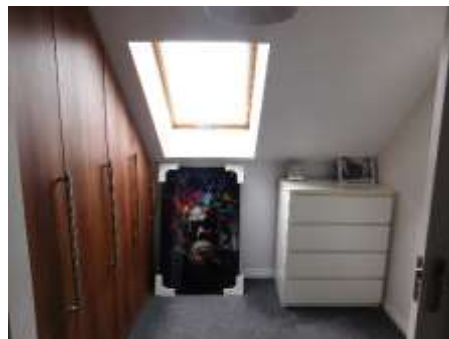
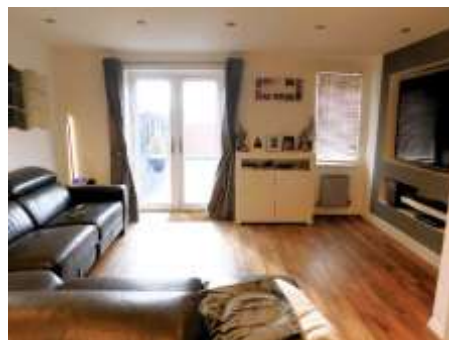
Garage

5.28m x 2.54m (17'4" x 8'4")

Light and Power. Up and over door.

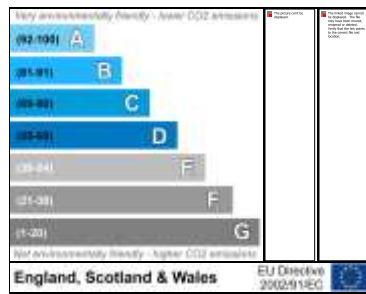
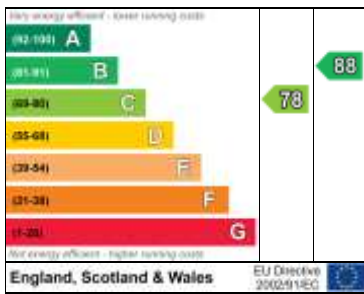
To The Front

Small front garden with shrubs and bedding plants. Private parking to the side in-front of garage.



Energy Efficiency Rating		
	Current	Potential

Environmental Impact (CO ₂) Rating		
	Current	Potential



Total area: approx. 109.4 sq. metres (1177.2 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.