

*Henley Grove, Church Gresley, DE119TS*

**£299,950**



CADLEY CAULDWELL are delighted to bring to the market this very well presented FOUR BEDROOM DETACHED FAMILY HOME on a popular estate within Church Gresley, Swadlincote. Consisting of Entrance Hall, Cloakroom, Lounge, large fitted kitchen/diner, conservatory, Master with en-suite, three further bedrooms, Family Bathroom. Driveway leading to garage. Low maintenance Front and Rear Gardens. Double glazing & Gas central heating.

**VIEWINGS ARE NOT TO BE MISSED!!**

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

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

**FOUR BEDROOM DETACHED  
FAMILY HOME**

**CONSERVATORY**

**MOTIVATED  
SELLERS**

**GARAGE & DRIVE**

**ENSUITE & CLOAKROOM**

**\*\*Council Tax Band D/EPC Rating  
C/Freehold\*\***

# Henley Grove, Church Gresley, DE119TS

## Directions

Follow SATNAV for DE11 9TS

## IMPORTANT INFORMATION

Mortgage Advice available in this office

## GROUND FLOOR

### Hallway

### Kitchen Diner

19'2" x 11'6" (5.84m x 3.51m)

### Lounge

17'2" x 11'2" (5.23m x 3.40m)

### Cloakroom

7'0" x 3'6" (2.13m x 1.07m)

### Conservatory

9'3" x 8'1" (2.82m x 2.46m)

## FIRST FLOOR

### Bedroom 1

12'7" x 10'3" (3.84m x 3.12m)

### En-suite

7'0" x 4'11" (2.13m x 1.50m)

### Bedroom 2

11'0" x 9'4" (3.35m x 2.84m)

### Bedroom 3

9'8" x 8'3" (2.95m x 2.51m)

### Bedroom 4

8'8" x 7'8" (2.64m x 2.34m)

### Family Bathroom

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

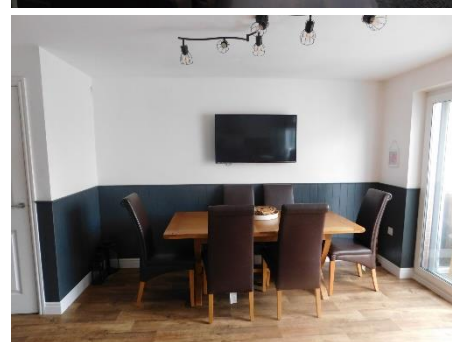
## FRONT

Side Access Gate, access to single Garage

## Single Garage

## REAR

Patio, Low maintenance garden, summer house



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		
	79	89
England, Scotland & Wales	EU Directive 2002/91/EC	

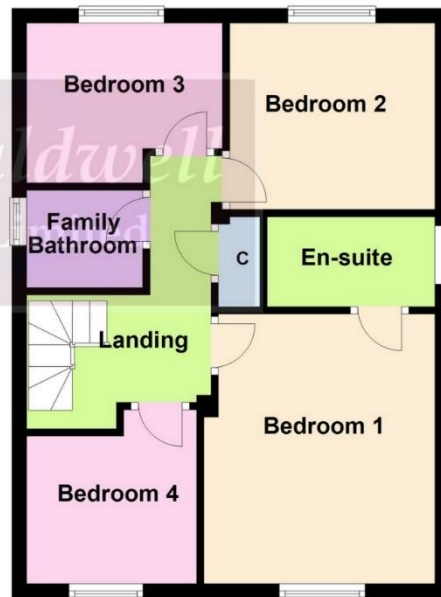
Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92-100) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
England, Scotland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



**Ground Floor**  
Approx. 0.0 sq. feet



**First Floor**  
Approx. 0.0 sq. feet



Total area: approx. 0.0 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.