

Cadley Cauldwell

Estate Agents Limited



The Property
Ombudsman



19 High Street, Swadlincote, DE11 8JE

Tel: 01283 217251

Thorpe Downs Road, Church Gresley, DE11

Offers in the region of £319,950



CADLEY CAULDWELL are delighted to bring to the market this superb, well presented four bedroomed detached family home. Located within one of the most popular developments in the area; close to local amenities and major route ways.

This spacious property comprises of a master bedroom with en-suite, three further bedrooms, entrance hall, lounge and dining room, conservatory, Breakfast kitchen, downstairs w.c, family bathroom, Within the converted garage is a snug and study with full gas central heating, full double glazing and off street parking for up to four cars.

Priced very competitively, this is a definite one to see.

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

Council Tax Band: D / EPC Rating: TBC

Very Competitively
Priced

Conservatory

Four Bed Detached

Snug & Home
Office

En-suite to Master Bedroom

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

Thorpe Downs Road, Church Gresley, DE11

Directions

SATNAV users Postcode: DE11 9FB

GROUND FLOOR

Front Porch

Entrance Hall

13'5" x 6'4" (4.09m x 1.93m)

Lounge

15'10" x 13'4" (4.83m x 4.06m)

Dining Room

9'5" x 8'1" (2.87m x 2.46m)

Conservatory

12'9" x 9'2" (3.89m x 2.79m)

Kitchen

11'11" x 9'2" (3.63m x 2.79m)

Utility Room

4'10" x 4'11" (1.47m x 1.50m)

Downstairs W.C.

Snug

10'4" x 8'2" (3.15m x 2.49m)

Home Office

6'3" x 7'10" (1.91m x 2.39m)

FIRST FLOOR

Landing

Master Bedroom

13'1" x 12'0" (3.99m x 3.66m)

En-Suite Shower Room

Bedroom Two

11'5" x 9'5" (3.48m x 2.87m)

Bedroom Three

13'4" x 8'10" (4.06m x 2.69m)

Bedroom Four

8'8" x 7'0" (2.64m x 2.13m)



Family Bathroom

OUTSIDE

To The Rear

A superbly presented secluded garden, fenced in with shrubs and bushes and borders, patio area, hot tub (Included), storage shed and side access.

To the Front

Off street parking for up to four vehicles.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100) A			
(81-91) B			
(69-80) C		73	77
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92-100) A			
(81-91) B			
(69-80) C		71	73
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England, Scotland & Wales		EU Directive 2002/91/EC	

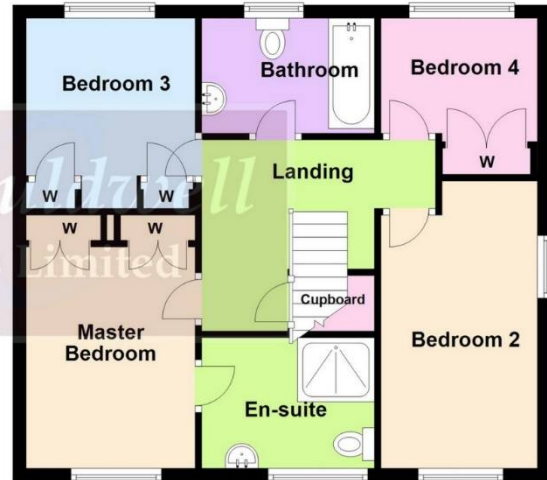
Ground Floor

Approx. 83.4 sq. metres (897.5 sq. feet)



First Floor

Approx. 52.3 sq. metres (563.1 sq. feet)



Total area: approx. 135.7 sq. metres (1460.7 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.