

Charles Street, Church Gresley, DE11

£445,000



CADLEY CAULDWELL are super excited to bring to the market this Striking THREE double bedroom bungalow set on a very pleasant residential street within Church Gresley; close to local amenities, schools, major route ways and lovely walks. This impressive home has huge potential to run a business from or plenty of space for a growing family! Entrance hall, guest cloakroom, kitchen/diner, utility room, sitting room, large lounge, three double bedrooms, family shower room, master en-suite, glorious well established rear garden and double garage with workshop / office. VIEWINGS ARE NOT TO BE MISSED! Book your VIEWING today by calling CADLEY CAULDWELL on 01283 217251. *Council Tax Band: D / EPC Rating: C*

CC HUGE POTENTIAL TO RUN A BUSINESS FROM/ GROWING FAMILY

CC WORKSHOP/OFFICE SPACE

CC GREAT LOCATION

CC STUNNING REAR GARDEN/ PARKING FOR A CARAVAN

CC PRIVATE PARKING FOR UP TO SIX VEHICLES & DOUBLE GARAGE

CC *Council Tax Band: D / EPC Rating: C*

Charles Street, Church Gresley, DE11

Directions

SAT NAV USERS POSTCODE: DE11 9QD

IMPORTANT INFORMATION

Mortgage advice is available within our office

GROUND FLOOR

Entrance Hall

2.21m x 2.57m (7'3" x 8'5")

Guest Cloakroom

1.83m x 1.80m (6' x 5'11")

Spacious storage cupboard

Breakfast Kitchen

4.60m x 3.91m (15'1" x 12'10")

Utility Room

2.01m x 3.94m (6'7" x 12'11")

Sitting Room

3.84m x 4.52m (12'7" x 14'10")

Lounge

6.91m x 4.85m (22'8" x 15'11")

Feature Fireplace with coal effect gas fire

Inner Hallway

Bedroom One

4.09m x 5.13m (13'5" x 16'10")

Fitted Wardrobes

En-Suite

2.39m x 3.05m (7'10" x 10')

Bedroom Two

3.71m x 3.63m (12'2" x 11'11")

Bedroom Three

3.23m x 2.69m (10'7" x 8'10")

Shower Room

1.90m x 2.95m (6'3" x 9'8")

OUTSIDE

To The Rear

Private enclosed rear garden. Well established garden with bedding plants and shrubs. Seating area. Private parking for caravan/motor home. Delightful summer house. Access into the garage and to the front.

Double Garage

5.84m x 5.03m (19'2" x 16'6")

Garage Office/Multi Purpose Room

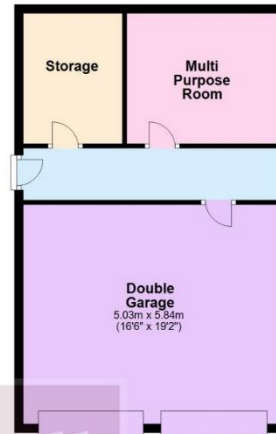
Ideal for running a business from/home office or hide-away.

To The Front

Private gates leading to private parking. Parking for up to six vehicles. Access to the double garage via the electric up and over doors.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		
(69-80) C	72	81
(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	



Total area: approx. 201.6 sq. metres (2170.3 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.