



11 Aberdeen Close

| DE11 9FU | Guide Price £280,000

ROYSTON  
& LUND

- Guide Price £280,000 - £285,000
- No Upward Chain
- Light and Airy Lounge
- Low Maintenance Garden
- Council Tax C
- Three Bedroom Home Set Over Three Floors
- Principle Suite with Re Fitted Ensuite
- Stunning Shower Room
- EPC C
- Freehold





Guide Price £280,000 - £285,000 - No Upward Chain

Positioned on a popular sort after development in Church Gresley this three bedroom home set over three floors is in turn key condition!

Beautifully presented throughout with particular attention shown to the stunning re fitted shower rooms. You enter the home into a hallway with doors leading a convenient cloak room with wc and lounge.

The lounge sits to the front elevation of the home and is a light and airy space, leading from here to the rear of the home you have a delightful dining kitchen stretching the width of the home, fitted with a range of contemporary base and wall units with work tops over and integrated appliances, leading off the dining area are French doors leading to the rear garden, ideal to throw open on those summer evenings!

To the first floor there are two bedrooms and one of those stunning shower rooms mentioned. The Principle suite sits on the top floor, it has a very opulent feel with beautifully re fitted private ensuite.

The home also benefits from a detached single garage.

Don't miss out on this stunning home, call now to arrange your own private viewing!

For More Information; [https://reports.sprift.com/property-report/?access\\_report\\_id=5034220](https://reports.sprift.com/property-report/?access_report_id=5034220)





### EPC

#### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	79	83
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		

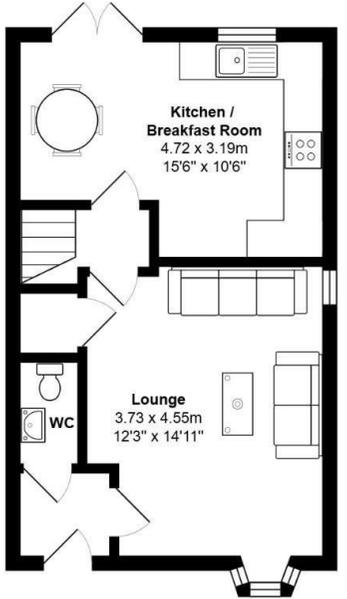
England & Wales EU Directive 2002/91/EC

#### Environmental Impact (CO<sub>2</sub>) Rating

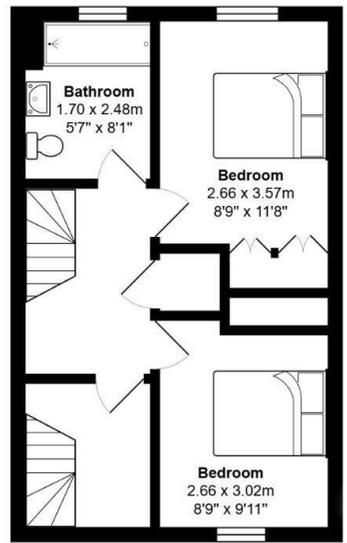
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
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Not environmentally friendly - higher CO <sub>2</sub> emissions		

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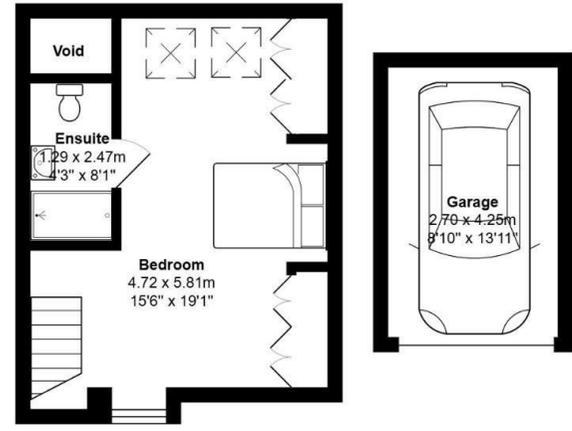
Ground floor: 39.0 m<sup>2</sup> ... 420 ft<sup>2</sup>



Ground floor: 38.0 m<sup>2</sup> ... 410 ft<sup>2</sup>



Ground floor: 26.6 m<sup>2</sup> ... 286 ft<sup>2</sup>



Total Area: 103.7 m<sup>2</sup> ... 1116 ft<sup>2</sup>

All measurements are approximate and for display purposes only

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

