



3 Stirling Close

| DE11 9JS | Offers In The Region Of £300,000

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& LUND

- Offers in the Region of £300,000
- En Suite shower Room, Family Bathroom and Downstairs WC
- Kitchen/Diner with integrated Appliances
- West Facing Garden
- Council Tax D
- Four Bedroom Detached Family Home
- Large Lounge & Conservatory with Patio Doors to the Garden
- Detached and Attached Carport with Garage Door
- Freehold
- EPC -C





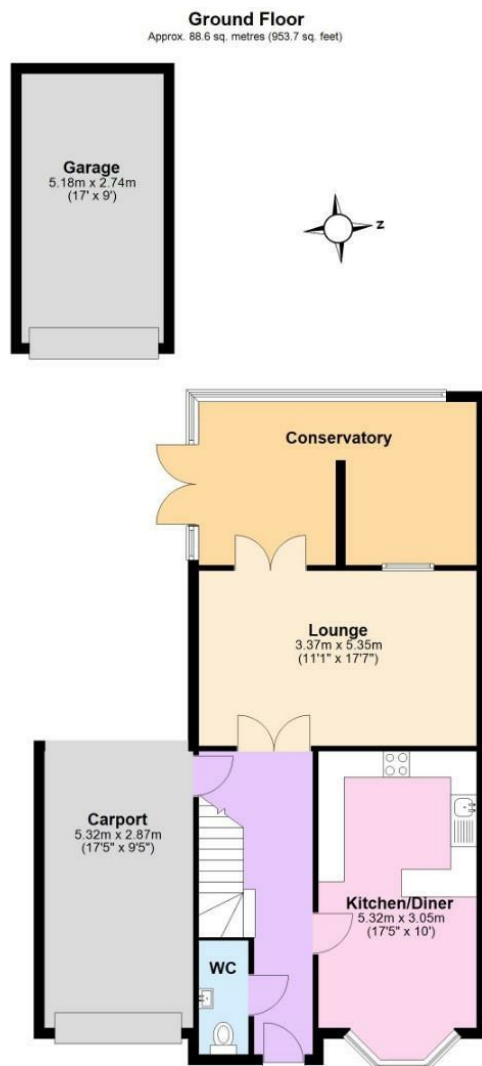
A spacious four bedroom detached family home situated the village of Church Gresley.

Entering the property into the hallways there are stairs tot he first floor and a WC. The kitchen/diner is located to the front of the property with a bay window and is filled with a range of wall and base cabinets with a built in hob and oven. Double doors lead from the hallway into a large lounge with further double doors into a large conservatory with double patio doors to the garden.

The first floor opens into a large landing area with a study are tot he front. The main bedroom benefits form an en suite double shower room. There are two further double bedrooms both with built in wardrobes. There is a further single bedroom. The four piece family bathroom complete the upstairs.

Attached to property is a carport with a garage to the front, a further garage is assessed through carport. The private garden is west facing with a patio area.





Total area: approx. 154.0 sq. metres (1657.9 sq. feet)



EPC

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		87
(69-80) C	78	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales EU Directive 2002/91/EC		
Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales EU Directive 2002/91/EC		

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