



10 Ashford Way

Church Gresley | DE11 9TP | Guide Price £230,000

ROYSTON
& LUND

- Guide Price
£230,000 -
£240,000
- Spacious Kitchen
Diner
- Living room
- Single Garage
- Freehold
- 3-bedroom semi-
detached home
- Convenient
downstairs WC
- Family bathroom
upstairs
- Council tax band B
- EPC Rating C





Guide Price £230,000 - £240,000

Royston and Lund are pleased to present this well-maintained three-bedroom semi-detached home, located in the popular area of Church Gresley. Offering a practical and comfortable layout, this property is ideal for families, first-time buyers, or anyone looking for a modern home in a convenient location.

The ground floor features a spacious kitchen diner, ideal for everyday meals and social gatherings, along with a separate living room that provides a cosy space to relax. A downstairs WC adds extra convenience.

Upstairs, there are two good-sized double bedrooms, including a master with fitted wardrobes, plus a single bedroom with built-in storage. A modern family bathroom completes the accommodation.

Additional benefits include a garage, offering useful storage or off-road parking.

Situated close to local amenities, schools,





EPC

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		93
(81-91) B		
(69-80) C	80	
(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 (CO₂) 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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Ground Floor

Main area: approx. 41.6 sq. metres (448.3 sq. feet)
Plus garages, approx. 13.7 sq. metres (148.0 sq. feet)

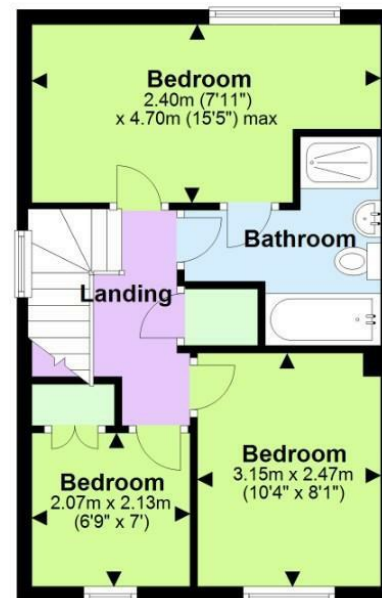


Main area: Approx. 77.2 sq. metres (831.4 sq. feet)
Plus garages, approx. 13.7 sq. metres (148.0 sq. feet)

Where every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken of any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser.
Plan produced using PlanUp.

First Floor

Approx. 35.6 sq. metres (383.2 sq. feet)



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