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23 Glamorgan Way

Church Gresley | DE11 9JT | Guide Price £325,000

ROYSTON
& LUND

- Guide Price of £325,000 - £330,000
- Spacious Attractive Garden
- Conservatory with Sky Lantern / Underfloor Heating
- Principal Bedroom with En-suite
- Integral Garage with Resin Driveway Front and Back
- Three Bedroom Detached
- Stylish Open-Plan Kitchen Layout
- Ample Size Living Room
- Fitted Wardrobes / Ground Floor WC
- EPC Rating - C / Council Tax Band - D / Freehold





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This impressive three-bedroom detached property offers contemporary living throughout and is finished to a high standard. The heart of the home is the open-plan kitchen, dining, and conservatory space, which benefits from a skylight and underfloor heating, creating a bright and comfortable environment. The kitchen is fitted with integrated appliances including a gas hob, oven, and fridge-freezer, while the modern colour scheme enhances the home's sleek, contemporary feel.

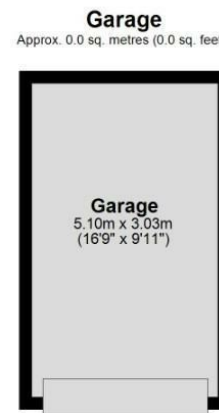
The spacious living room continues this stylish décor and features double doors that open directly onto the rear garden, providing an excellent connection between indoor and outdoor living.

Upstairs, the generous principal bedroom benefits from fitted wardrobes and a modern en-suite shower room. A second bedroom also features fitted wardrobes, while the remaining bedroom is served by a stylish family bathroom. The landing is notably spacious, adding to the sense of light and space on the first floor.

Externally, the property boasts a low-maintenance and stylish rear garden, featuring a resin patio area, astroturf lawn bordered by planting, and an additional slabbed area with a gazebo, ideal for outdoor seating. To the front, there is a double resin driveway providing ample parking, along with a garage.

For more information; https://reports.sprift.com/property-report/?access_report_id=4953569





Total area: approx. 101.4 sq. metres (1091.0 sq. feet)



EPC

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	74	79

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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