



ROYSTON
& LUND

87 Hope Way

Church Gresley | DE11 9BL | Offers In The Region Of £270,000

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- Offers in the Region of £270,000
- Off Street Parking
- Dual Aspect Lounge with Patio Doors
- Modern Kitchen/Dinner
- Council Tax D
- Three Bedroom Detached
- Partially Converted Garage
- Principle Bedroom with a Walk in Wardrobe
- EPC C
- Freehold





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A well presented three bedroom detached family home in Church Gresley. Situated on a modern development with off street parking and a partially converted garage, currently used for storage and Office.

Entering into the hallway there is access into the dual aspect lounge with patio doors to the rear garden. The kitchen/diner is fitted with a modern, range of wall and floor units, an integrated low level oven, gas hob, extractor fan and has space for a range of freestanding appliances. There is further storage perfect for a pantry. A downstairs cloakroom and storage area, accessed off the hall completes the downstairs.

To the first floor there the principle bedroom has a walk in wardrobe and access to the Jack & Jill bathroom there is a further double bedroom and a single bedroom the two single. The family/ Jack & Jill bathroom is fitted with a four piece suite.

Outside there is parking spaces for two vehicles and a converted single garage that now has storage space to the front and a playroom/office in the garden. To the rear of the property there is a low maintenance garden with a patio area and an artificial lawn.

For More Information; https://reports.sprift.com/property-report/?access_report_id=5009786





EPC

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		86
(69-80) C	71	
(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

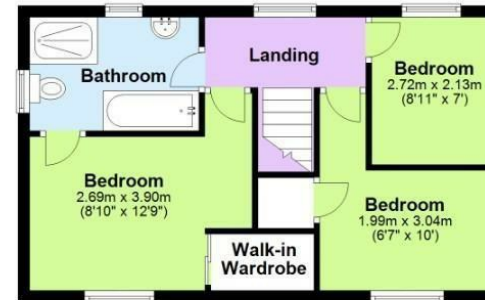
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
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(39-54) E		
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Not environmentally friendly - higher CO ₂ emissions		

England & Wales EU Directive 2002/91/EC

Ground Floor
Approx. 41.7 sq. metres (448.3 sq. feet)



First Floor
Approx. 38.8 sq. metres (417.5 sq. feet)



Total area: approx. 80.4 sq. metres (865.8 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.

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 firm's employment has the authority to make or give any representation or warranty in respect of the property.

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