



1 Poppy Lane

Church Gresley | DE11 9UJ | Guide Price £350,000

ROYSTON
& LUND

- Guide Price: £350,000 to £375,000
- Spacious Principle Bedroom with En-Suite
- South Facing Garden with Lawn and Patio
- Close to Numerous Amenities
- Council Tax: D // EPC: A
- Four-Bedroom Family Home
- Ground Floor WC/Utility
- Driveway & Garage
- Triple Glazed Windows & Solar Panels Included
- Freehold





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Royston & Lund are delighted to present this beautifully appointed four-bedroom detached family home, situated within a desirable modern development in Church Gresley. Offering spacious and well-balanced accommodation throughout, this impressive home has been finished to a high standard and is perfectly suited to modern family living.

Upon entering the property, you are welcomed into a lovely entrance hallway which provides access to the principal ground floor accommodation. The generous living room offers a bright and comfortable space to relax, while the stunning open-plan kitchen/dining room forms the heart of the home, featuring contemporary fitted units, ample dining space and French doors opening onto the rear garden. A spacious utility room with WC adds further practicality and provides additional storage and workspace.

To the first floor, the property offers four well-proportioned bedrooms arranged around a central landing. The principal bedroom benefits from its own stylish en-suite shower room, creating a private retreat, while the remaining bedrooms are served by a modern family bathroom fitted with a contemporary three-piece suite.

Externally, the property continues to impress with a well-maintained lawned rear garden and patio seating area, providing the perfect setting for outdoor dining, entertaining and family enjoyment. To the side of the property, a driveway provides off-road parking and leads to a detached garage, offering further storage and parking options.

Situated in the popular village of Church Gresley, the property is conveniently located close to a range of local amenities, schools, countryside walks and transport links. This is a fantastic opportunity to acquire a stylish and spacious family home in a highly sought-after residential location.





EPC

Energy Efficiency Rating

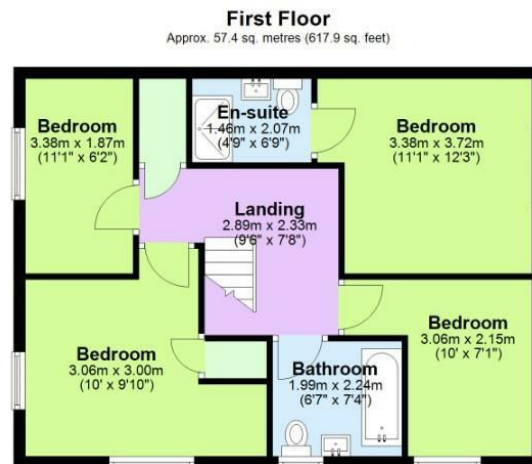
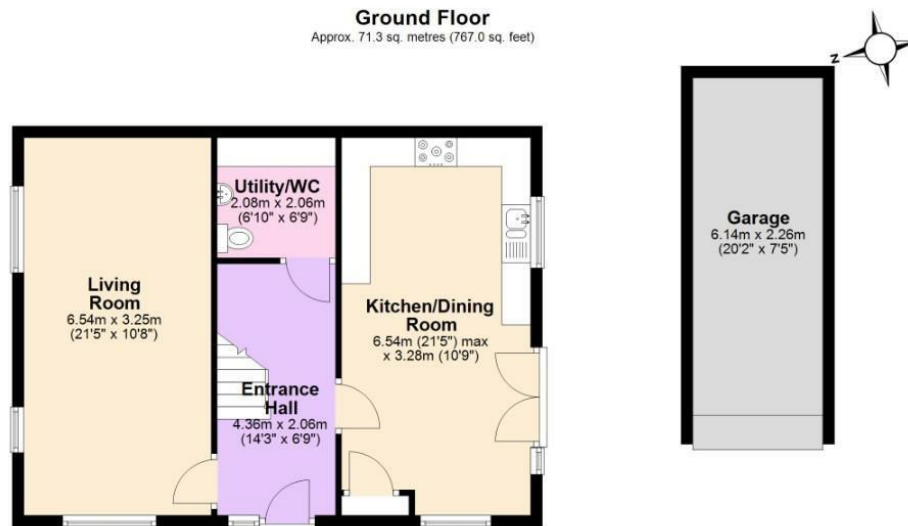
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A	92	92
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		

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



Total area: approx. 128.7 sq. metres (1384.9 sq. feet)

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