



22 Oak Close

Castle Gresley | DE11 9RU | Guide Price £325,000

ROYSTON
& LUND

- Guide Price £325,000 - £330,000
- Generous Open-plan Kitchen to Utility
- Master Bedroom w/ En-suite
- Detached Garage & Private Driveway
- EPC Rating - C
- Four Bedroom Detached
- Integrated, Modern Kitchen Units
- Fitted Wardrobes & Storage
- Substantial Garden Area
- Freehold - Council Tax Rating - D





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Royston & Lund are delighted to welcome to the market this beautifully presented four-bedroom detached family home, offering spacious and stylish accommodation in a sought-after setting. Designed with modern living in mind, this home combines elegant finishes, flexible spaces, and outstanding outdoor areas—perfect for families and entertainers alike.

Step inside to discover a generous open-plan kitchen and dining area, flooded with natural light and finished to a high standard. The kitchen features sleek, integrated units, modern appliances, and a separate utility room, making everyday living a breeze. Whether you're cooking for the family or hosting friends, this space is sure to impress. The ground floor also benefits from a WC.

Upstairs, the master bedroom offers a peaceful retreat, complete with fitted wardrobes and a stylish en-suite bathroom. The further three bedrooms provide flexible space for family, guests, or even a home office.

Outside, a detached garage and private driveway, offers ample parking and storage. The substantial garden is perfect for relaxing, entertaining, or for children to play—an ideal blank canvas for outdoor living.





EPC

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		87
(69-80) C	77	
(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

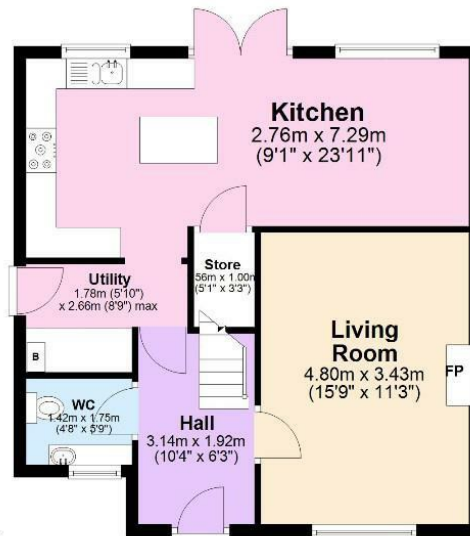
Environmental Impact (CO₂) Rating

	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

Ground Floor

Approx. 68.3 sq. metres (735.5 sq. feet)



First Floor

Approx. 54.0 sq. metres (581.4 sq. feet)



Total area: approx. 122.3 sq. metres (1316.9 sq. feet)

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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