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15 Brunel Way

Church Gresley | DE11 9LE | Guide Price £375,000

ROYSTON  
& LUND



- Guide Price: £375,000 - £395,000
- Spacious Kitchen/Breakfast Room
- Three Reception Rooms & Ground Floor WC
- Close to Numerous Amenities
- Council Tax: E // EPC: C
- Four Bedroom Detached Family Home
- Principle Bedroom with Private En-Suite
- Double Garage with Driveway
- Located in Church Gresley, Swadincote
- Freehold







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Occupying a generous plot in the popular area of Church Gresley, this beautifully presented four bedroom detached home offers spacious and versatile accommodation throughout, complemented by a double garage, south-west facing garden and excellent living space for modern family life. Situated close to local amenities, schools and transport links, this property is perfectly suited to growing families.

The welcoming entrance hall provides access to the principal reception rooms, a convenient ground floor WC and staircase to the first floor. The spacious living room is flooded with natural light and centres around an attractive feature fireplace, with double doors opening into the conservatory to create an excellent flow between the living spaces. To the front of the property are two further versatile reception rooms, currently utilised as a home office and a cosy snug.

Positioned to the rear of the property, the generous kitchen/breakfast room is fitted with an extensive range of base and wall units, offering ample worktop space and plentiful storage. Windows overlook the rear garden, while sliding doors open directly into the conservatory, creating an ideal space for entertaining or everyday family living. The conservatory enjoys views across the garden and benefits from double doors leading out onto the patio.

To the first floor are four well proportioned bedrooms, all benefitting from built-in storage. The principal bedroom enjoys its own private en-suite shower room, whilst the remaining bedrooms are served by a spacious family bathroom comprising a separate bath, shower enclosure, wash basin and WC.





## EPC

### Energy Efficiency Rating

|                                             | Current   | Potential |
|---------------------------------------------|-----------|-----------|
| Very energy efficient - lower running costs |           |           |
| (92 plus) <b>A</b>                          |           | <b>85</b> |
| (81-91) <b>B</b>                            |           |           |
| (69-80) <b>C</b>                            |           |           |
| (55-68) <b>D</b>                            |           |           |
| (39-54) <b>E</b>                            |           |           |
| (21-38) <b>F</b>                            | <b>73</b> |           |
| (1-20) <b>G</b>                             |           |           |
| Not energy efficient - higher running costs |           |           |

England & Wales EU Directive 2002/91/EC

### Environmental Impact (CO<sub>2</sub>) Rating

|                                                                 | Current | Potential |
|-----------------------------------------------------------------|---------|-----------|
| Very environmentally friendly - lower CO <sub>2</sub> emissions |         |           |
| (92 plus) <b>A</b>                                              |         |           |
| (81-91) <b>B</b>                                                |         |           |
| (69-80) <b>C</b>                                                |         |           |
| (55-68) <b>D</b>                                                |         |           |
| (39-54) <b>E</b>                                                |         |           |
| (21-38) <b>F</b>                                                |         |           |
| (1-20) <b>G</b>                                                 |         |           |
| Not environmentally friendly - higher CO <sub>2</sub> emissions |         |           |

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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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