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&L

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

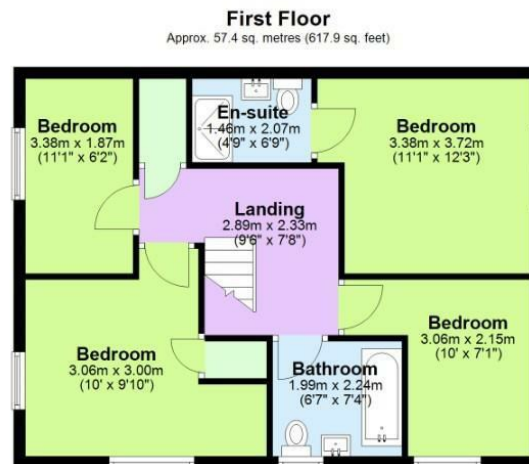
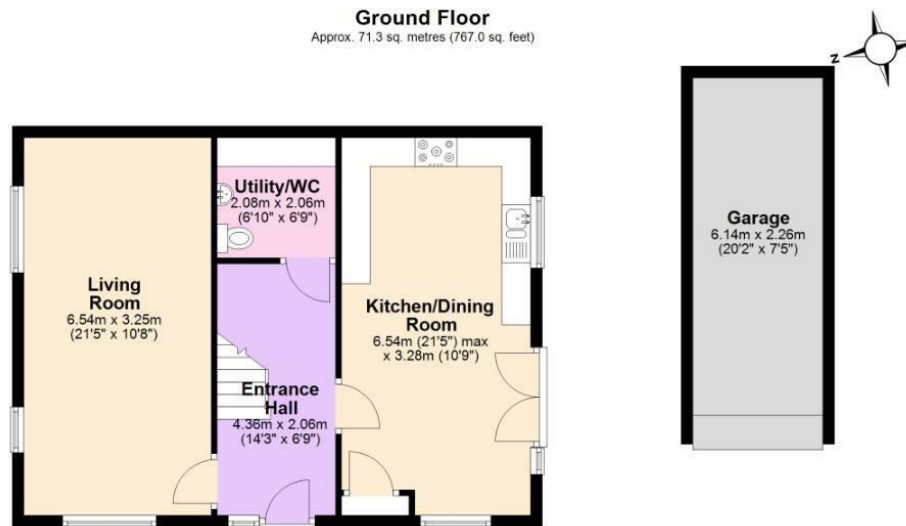
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A	92	92
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		

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)

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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