



11 Morley Walk

Church Gresley | DE11 9DQ | Guide Price £240,000

ROYSTON
& LUND

- Guide Price £240,000 - £250,000
- Open-Plan Living Area
- Two Further Double Bedrooms,
- Allocated Parking
- Council Tax Band C
- Three-Bedroom, Three-Storey Townhouse
- Principal Suite Occupying the Entire Top Floor- With Ensuite
- Lawned Garden
- EPC C
- Freehold





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A well-presented modern three-bedroom, three-storey townhouse, ideally located within easy reach of National Forest walks and a range of local amenities.

The welcoming hallway leads into a spacious open-plan living area to the right, incorporating the lounge and kitchen/diner. The kitchen is fitted with a range of modern wall and base units, complete with a built-in oven, hob with space for further appliances. Double patio doors open onto the south-facing garden, allowing for plenty of natural light. A convenient downstairs WC completes the ground floor.

On the first floor, there are two well-proportioned double bedrooms, both served by a modern family bathroom.

Occupying the entire top floor, the impressive principal suite is exceptionally spacious, featuring two skylight windows along with an additional window, creating a bright and airy feel. There is also useful eaves storage and a stylish en suite shower room, adding to the sense of space and comfort.

Externally, the property benefits from a south-facing garden, mainly laid to lawn. A side walkway provides access to allocated parking.

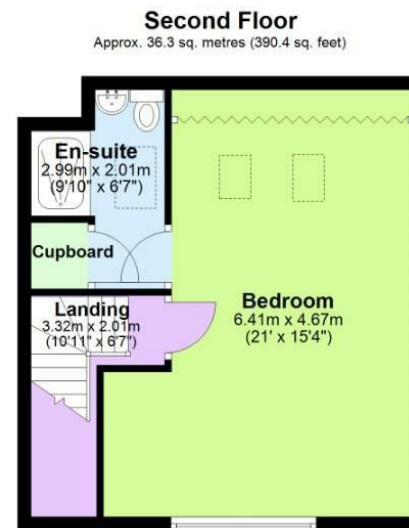
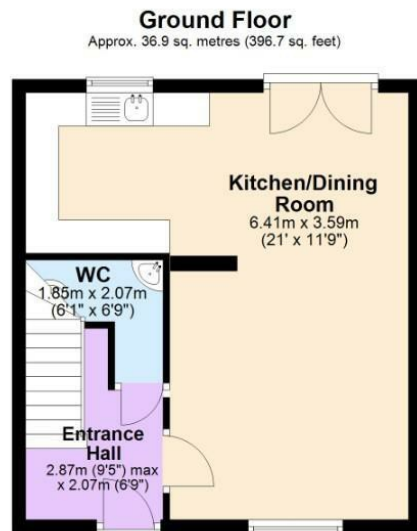
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EPC

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(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 (CO ₂) 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. 110.0 sq. metres (1183.7 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 firms employment has the authority to make or give any representation or warranty in respect of the property.

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