

SUPERIOR HOMES

ROYSTON & LUND



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& L

34 Gresley Wood Road

Church Gresley | DE11 9QL

Asking Price £575,000

A beautifully designed family home that perfectly blends modern sophistication with effortless comfort. From the moment you step through the front door, this exceptional five-bedroom detached residence impresses with its seamless balance of style, practicality, and meticulous attention to detail. Every element has been carefully considered to create a home that feels both luxurious and welcoming.

At the heart of the property lies a stunning open-plan kitchen and dining area. Generously proportioned and flooded with natural light from expansive patio doors and Velux windows, this space is ideal for both everyday living and entertaining. The kitchen is fitted with a range of sleek, contemporary units, complemented by a central island with integrated appliances. Adjoining the kitchen is a well-appointed utility room, continuing the same high-quality cabinetry, and featuring an additional ceramic sink along with space for a washing machine and tumble dryer. A convenient WC is also accessed from here.

The home offers two further reception rooms. The main living room can be opened into the kitchen via double French doors, creating a superb open-plan space complete with a charming log burner. A second lounge provides a more intimate setting, enhanced by a feature fireplace and an elegant bay window.

On the first floor, there are four beautifully presented bedrooms. Two benefit from modern en-suite shower rooms, while two include built-in wardrobes. A stylish family bathroom, finished to a high standard and featuring both a bath and a separate shower, serves the remaining rooms.

The entire top floor is dedicated to the impressive principal suite—a private retreat offering a spacious bedroom, a large walk-in wardrobe, and a contemporary en-suite shower room.



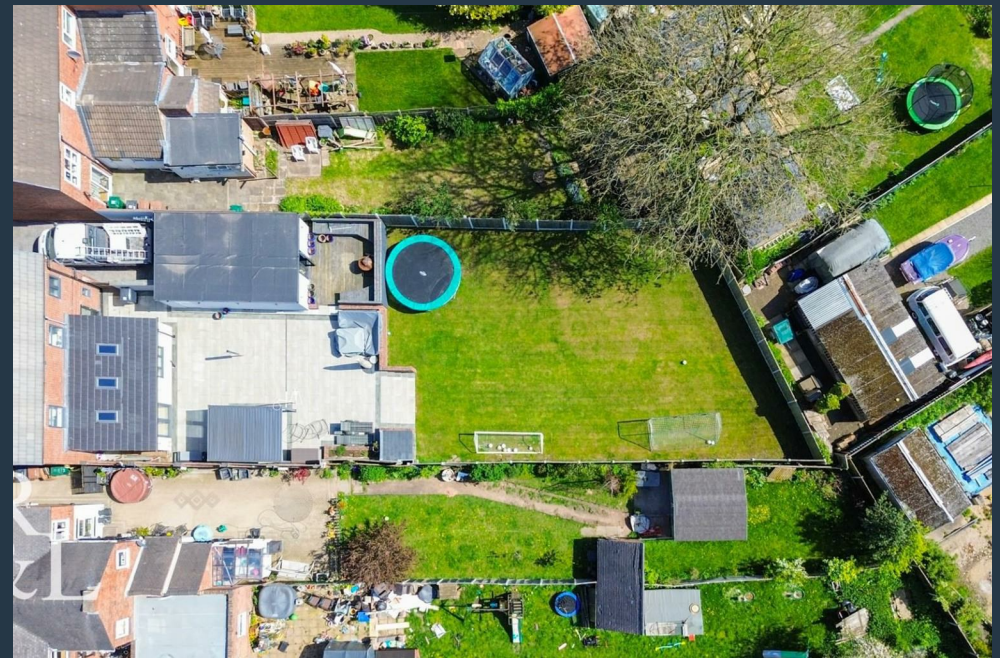


- Asking Price £575,000
- Five Bedroom Detached Home Over Three Floors
- Family Bathroom and Three En-suite Shower Rooms
- Open Plan Modern Kitchen/Diner with Large Central Island and Patio Doors to the Garden
- Two Further Reception Rooms with Feature Fireplaces
- Utilit Room and Downstairs WC
- DEattached Garage with Office to the Rear
- South Facing Garden with Lovely Patio Area
- Council Tax D // Band
- Freehold





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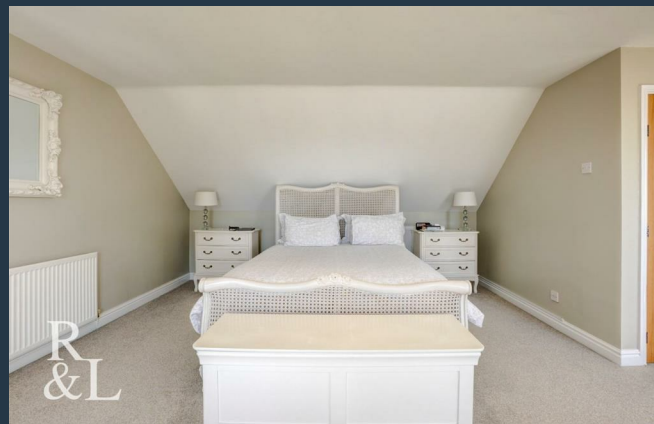
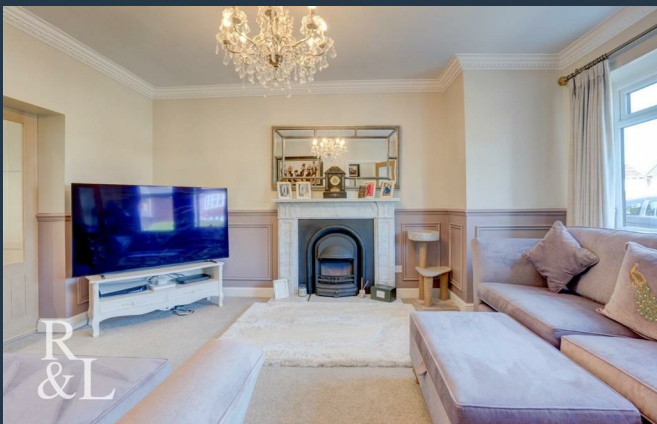


The south facing rear garden is beautifully maintained, featuring a large slabbed patio area, neatly kept lawn fenced all around for complete privacy. There detached garage has an office to the rear with double door to the garden. The driveway has parking for 2 cars



This property is well placed for local amenities and transport links. The area offers good schools including Church Gresley Infant & Nursery School, Pennine Way Junior Academy, and The Pingle Academy. Transport links are convenient, with regular bus services through the village, Burton-on-Trent rail station around 15 minutes away, and quick road access to the A444 and M42 for travel to Derby, Burton, and Birmingham.

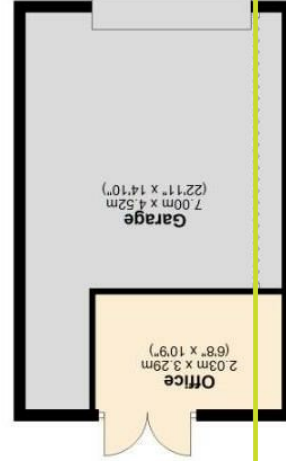
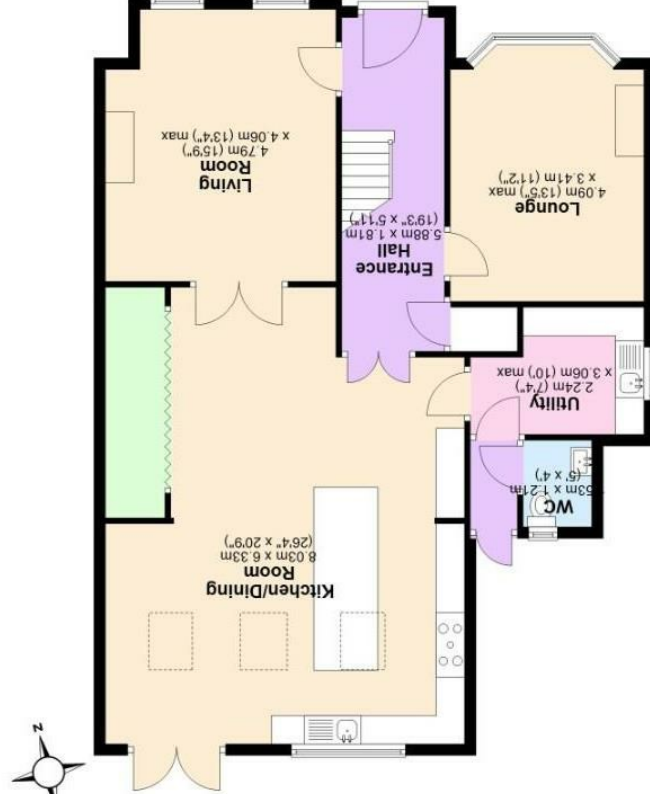
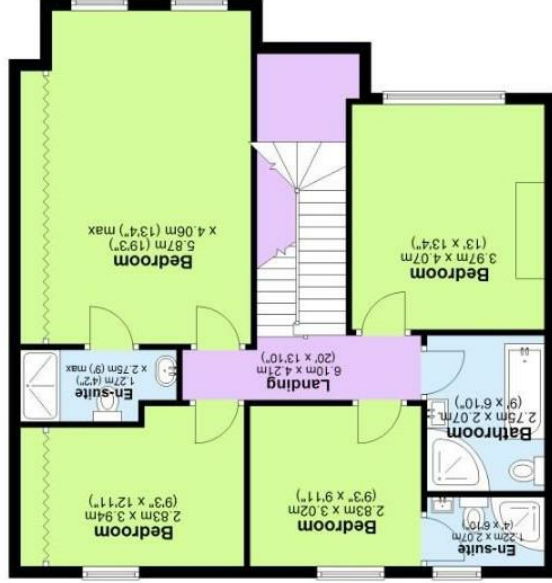
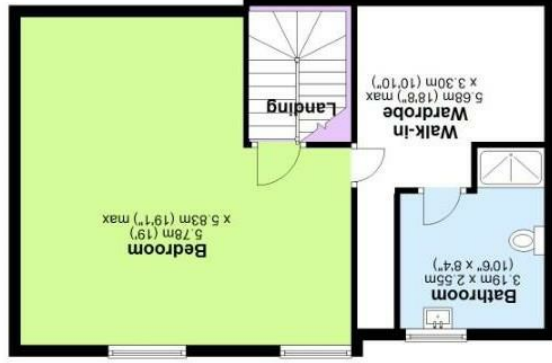
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https://reports.sprift.com/property-report/?access_report_id=5224663



Freehold

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Total area: approx. 271.9 sq. metres (2926.5 sq. feet)



England & Wales		England & Wales	
EU Directive 2002/91/EC		EU Directive 2002/91/EC	
Not energy efficient - higher running costs		Not environmentally friendly - higher CO2 emissions	
Very energy efficient - lower running costs		Very environmentally friendly - lower CO2 emissions	
Current		Current	
Potential		Potential	
Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
G		G	
F		F	
E		E	
D		D	
C		C	
B		B	
A		A	
(92 plus)		(92 plus)	
(81-91)		(81-91)	
(69-80)		(69-80)	
(55-68)		(55-68)	
(39-54)		(39-54)	
(21-38)		(21-38)	
(1-20)		(1-20)	
69		69	
78		78	

