

SUPERIOR HOMES

ROYSTON & LUND



York House, 58 York

| DE11 9QQ

Offers In The Region Of £535,000

Four bedroom Victorian detached property in Church Gresley. The current owners have completely refurbished the property throughout over recent years and retained a lot of the original features throughout, and is now finished to an immaculate standard with very grand rooms and beautiful ceiling heights.

Ground floor accommodation consists of three reception rooms, the first reception room having a large bay window and feature log burner with original marble fire surround, the second having another large bay window and containing a gas fireplace, the third reception room is another spacious size having an electric fireplace. The Kitchen features a range of integrated appliances including dishwasher and freestanding Rangemaster oven with extractor fan. The ground floor also benefits from under stairs storage and a downstairs WC and utility room, as well as a further WC accessed via the garden for added convenience.

To the first floor there are four double bedrooms and a three piece bathroom consisting of a bath with a shower overhead, WC and wash basin. The main also has the added benefit of an en-suite shower room with WC and vanity unit. The good sized rear courtyard is tastefully slabbed and a wonderful entertaining and lounging area.

The front of the home has a fabulous generous garden being laid to lawn with mature trees with fenced borders. Facing the property there is an Oak fronted timber built garage. that could lend itself to for a home office or gym, along with off-street parking for several cars.

With versatile living throughout and situated close by to numerous amenities such as shops and pubs as well as being in the catchment area for well regarded schools, this property would be more than ideal for a growing family.

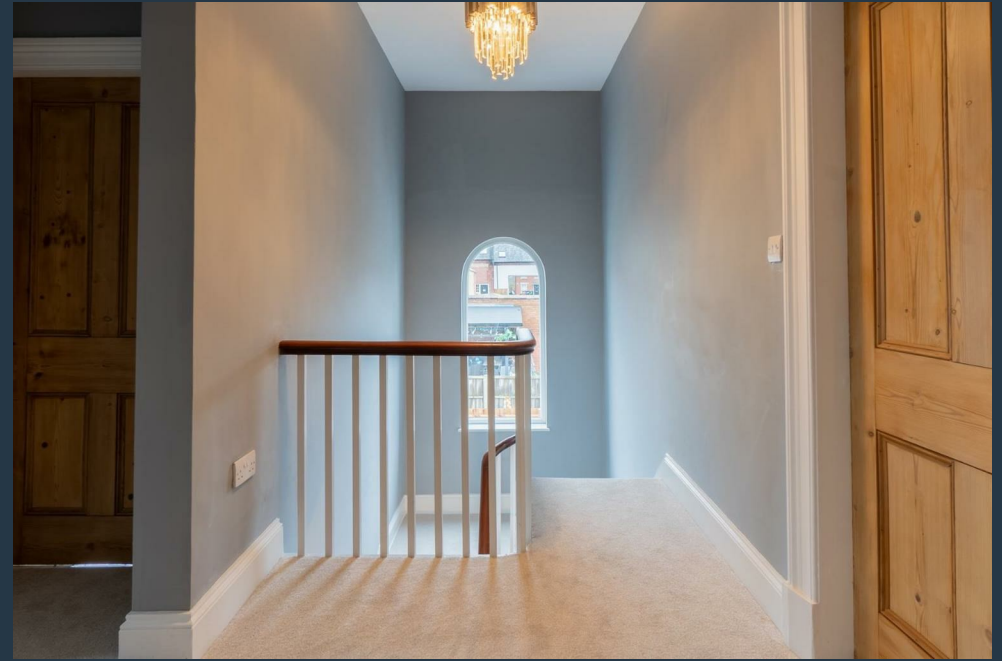




- No Upward Chain
- Four Bedroom Detached Family Home
- En-Suite, Family Bathroom and Downstairs WC
- Bay Windows to the Front of the Property
- Completely Renovated Throughout
- Kitchen, Utility room, Family Room, Living Room and Lounge
- South Facing Garden
- Large Oak Framed Outhouse/Garage
- EPC Rating - C
- Freehold - Council Tax Band - C









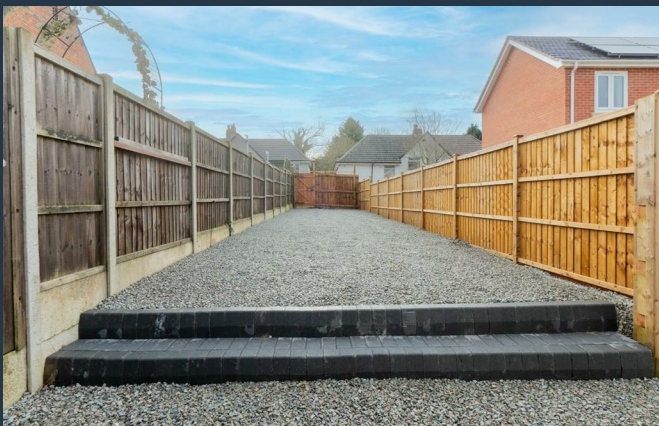


Church Gresley is a village located near the town of Swadlincote, which is in the South Derbyshire district of Derbyshire. It lies about two miles southeast of Swadlincote, close to the border with Staffordshire. Church Gresley is part of a larger area historically linked to the coal mining industry, which played a significant role in the region's development.

The village is known for its peaceful rural character, with a mix of residential housing and open spaces. It is also home to a few notable landmarks, such as the All Saints' Church, which dates back to the 12th century and is one of the oldest structures in the village. The church is a central feature of the village and reflects the long history of the settlement. The village is named after the church and the Gresley family, who were influential in the area during medieval times.



Historically, Church Gresley was part of the larger Gresley estate, and its economy was closely tied to coal mining, ironworks, and other industries that flourished in the 19th and early 20th centuries. Although much of the mining industry has disappeared, the area still retains some reminders of its industrial past.

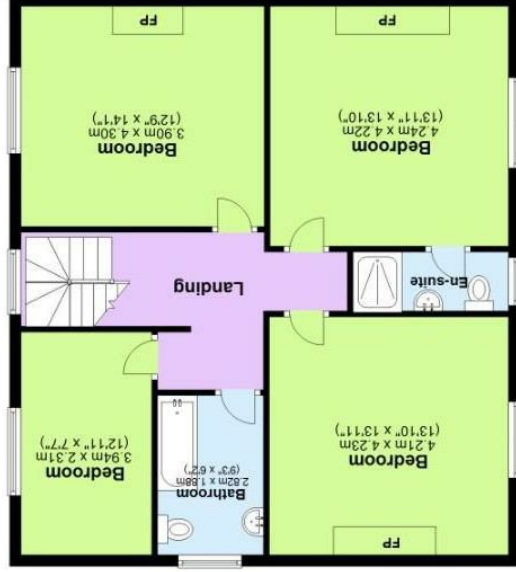


Today, Church Gresley is a primarily residential area, with easy access to Swadlincote and the surrounding countryside. The area is popular with families and those seeking a more rural lifestyle while remaining close to urban amenities.

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.

England & Wales		
EU Directive 2002/91/EC		
Not energy efficient - higher running costs		
(1-20)	G	
(21-38)	F	
(39-54)	E	
(55-68)	D	
(69-80)	C	
(81-91)	B	
(92 plus)	A	
Very energy efficient - lower running costs		
Current	Potential	
71	80	
Energy Efficiency Rating		
EU Directive 2002/91/EC		
Not environmentally friendly - higher CO2 emissions		
(1-20)	G	
(21-38)	F	
(39-54)	E	
(55-68)	D	
(69-80)	C	
(81-91)	B	
(92 plus)	A	
Very environmentally friendly - lower CO2 emissions		
Current	Potential	
Environmental Impact (CO ₂) Rating		
EU Directive 2002/91/EC		
Not environmentally friendly - higher CO2 emissions		
(1-20)	G	
(21-38)	F	
(39-54)	E	
(55-68)	D	
(69-80)	C	
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(92 plus)	A	
Very environmentally friendly - lower CO2 emissions		
Current	Potential	

EPC



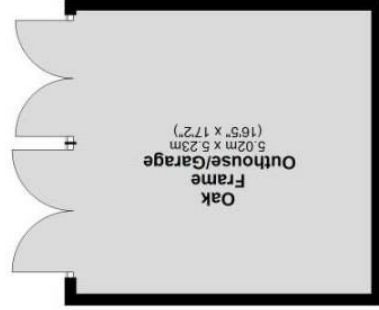
First Floor



Main area: Approx. 176.7 sq. metres (1901.7 sq. feet)

Where every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken of any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser.

Plan produced using Planlup.



Ground Floor