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10 Headstock Drive

Castle Gresley | DE11 9FY | Guide Price £240,000

ROYSTON
& LUND

- Guide Price: £240,000 - £245,000
- Spacious Living Room with Large Patio Doors
- First Floor Three-Piece Bathroom
- Beautifully Presented South Facing Garden
- Council Tax: C // EPC: C
- Three Bedroom Family Home
- Principle Bedroom with En-Suite
- Convenient Ground Floor WC
- Overlooking Shared Green to the Front.
- Freehold





***Offers around £240,000

Situated in the popular village of Castle Gresley, this beautifully presented three-bedroom family home enjoys a pleasant position overlooking a communal green with children's play areas, while offering modern accommodation, a south-facing garden and off-road parking. Ideal for first-time buyers or growing families, the property is ready to move straight into.

The accommodation begins with a welcoming entrance hall providing access to the kitchen, spacious living room, staircase to the first floor and a convenient ground floor WC. The contemporary kitchen is finished to a high standard with a range of modern base and wall units, integrated cooking appliances and ample worktop space. To the rear, the generous living and dining room provides an excellent space for relaxing, entertaining and family life, with large patio doors flooding the room with natural light whilst opening onto the south-facing garden.

To the first floor are three well-proportioned bedrooms, with the principal bedroom benefitting from its own stylish en-suite shower room. Bedrooms two and three are served by a modern three-piece family bathroom comprising a bath with shower overhead, wash basin and WC.

Externally, the property enjoys a well-maintained south-facing rear garden designed for low maintenance, with a spacious patio providing the perfect setting for outdoor seating, entertaining and al fresco dining. High fence panel borders create a private feel, while a substantial detached storage building offers excellent versatility as a workshop, garden room, home gym or additional storage space. To the side of the property is a driveway providing off-road parking.





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		
	78	82

England & Wales EU Directive 2002/91/EC

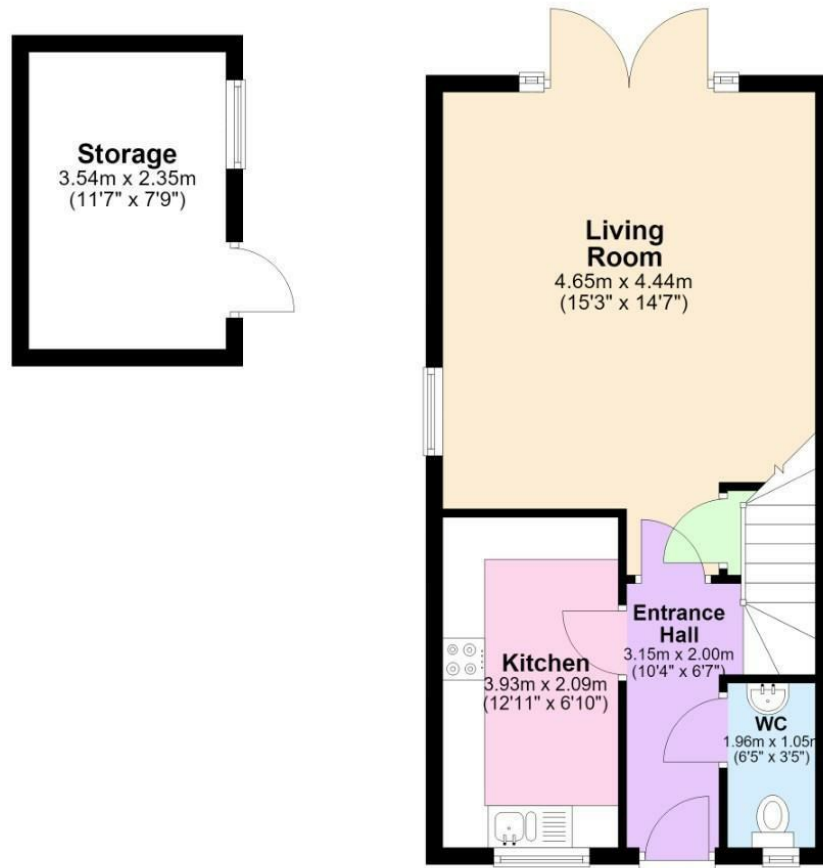
Environmental Impact (CO₂) Rating

	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

Ground Floor

Approx. 48.3 sq. metres (519.7 sq. feet)



First Floor

Approx. 42.2 sq. metres (454.1 sq. feet)



Total area: approx. 90.5 sq. metres (973.9 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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