



Photo of Plot 1 as a guide



John German



A brand new, superb semi detached home offering a fabulous first time family home with solar panels enhancing energy efficiency together with a lovely layout including rear facing kitchen/diner, good size lounge, master bedroom with en suite, two further bedrooms, family bathroom, driveway and gardens.

£235,000

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Situated in the popular residential location of Church Gresley, handy for a wide range of amenities and schools for all ages, this superb semi detached newly built home with enhanced energy efficiency provided by solar panels. Standing on a lovely plot with parking to front and garden to rear.

The front entrance door opens into hallway with a useful storage cupboard and a door into a guest's WC. There is a spacious lounge with views to front, a useful storage cupboard and stairs to the first floor.

The impressive kitchen/diner occupies the full rear width of the house having tiled flooring throughout, a window and French doors opening out the garden. Fitted with a well appointed brand new kitchen having a range of units and integrated hob, oven, extractor and dishwasher.

To the first floor, the landing has doors leading off to three bedrooms with the master offering a good sized double bedroom benefitting from an ensuite shower room with shower cubicle, pedestal wash hand basin and WC. There are two further good size bedrooms, both sharing a well appointed family bathroom with panelled bath with shower over and shower screen, pedestal wash hand basin and WC.

This is a fantastic new home, almost complete and ready for the first owner to move in. The kitchen will be fitted in July, please contact the office for any information.

The internal photos and floor plan shown are of the neighbouring showhome to give a guide until the property is ready to be photographed and measured and are therefore subject to change.

**Tenure:** Freehold (purchasers are advised to satisfy themselves as to the tenure via their legal representative).

**Please note:** It is quite common for some properties to have a Ring doorbell and internal recording devices. The photos, floor plan and 360 tour are of the show home and intended as a guide, photos of this plot and floor plan will be available soon.

**Property construction:** Standard

**Parking:** Off road

**Electricity supply:** Mains

**Water supply:** Mains

**Sewerage:** Mains

**Heating:** Mains gas

(Purchasers are advised to satisfy themselves as to their suitability).

**Broadband type:**

See Ofcom link for speed: <https://checker.ofcom.org.uk/>

**Mobile signal/coverage:** See Ofcom link <https://checker.ofcom.org.uk/>

**Local Authority/Tax Band:** South Derbyshire District Council / Tax Band

**Useful Websites:** [www.gov.uk/government/organisations/environment-agency](http://www.gov.uk/government/organisations/environment-agency)

**Our Ref:** JGA/16062025

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John German

129 New Street, Burton-On-Trent, Staffordshire, DE14  
3QW

01283 512244

burton@johngerman.co.uk

Ashbourne | Ashby de la Zouch | Barton under Needwood  
Burton upon Trent | Derby | East Leake | Lichfield  
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JohnGerman.co.uk Sales and Lettings Agent

#### Agents' Notes

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