



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 shown are of the neighbouring showhome to give a guide until the property is ready to be photographed 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 internal photos are of the show home and intended as a guide, photos of this plot 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/>

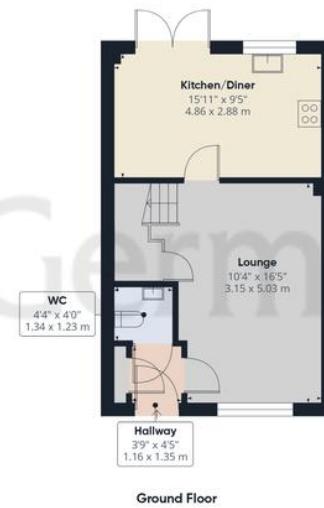
**Local Authority/Tax Band:** South Derbyshire District Council / Tax Band

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

**Our Ref:** JGA/04122025

The property information provided by John German Estate Agents Ltd is based on enquiries made of the vendor and from information available in the public domain. If there is any point on which you require further clarification, please contact the office and we will be pleased to check the information for you, particularly if contemplating travelling some distance to view the property. Please note if your enquiry is of a legal or structural nature, we advise you to seek advice from a qualified professional in their relevant field.

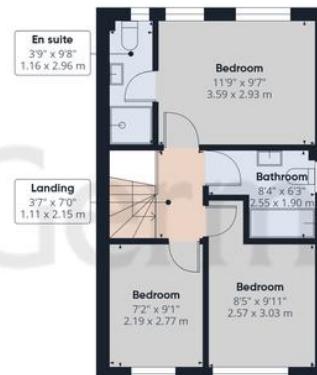
We are required by law to comply fully with The Money Laundering Regulations 2017 and as such need to complete AML ID verification and proof / source of funds checks on all buyers and, where relevant, cash donors once an offer is accepted on a property. We use the Checkboard app to complete the necessary checks, this is not a credit check and therefore will have no effect on your credit history. With effect from 1st March 2025 a non-refundable compliance fee of £30.00 inc. VAT per buyer / donor will be required to be paid in advance when an offer is agreed and prior to a sales memorandum being issued.



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Approximate total area<sup>(1)</sup>

788 ft<sup>2</sup>  
73.3 m<sup>2</sup>



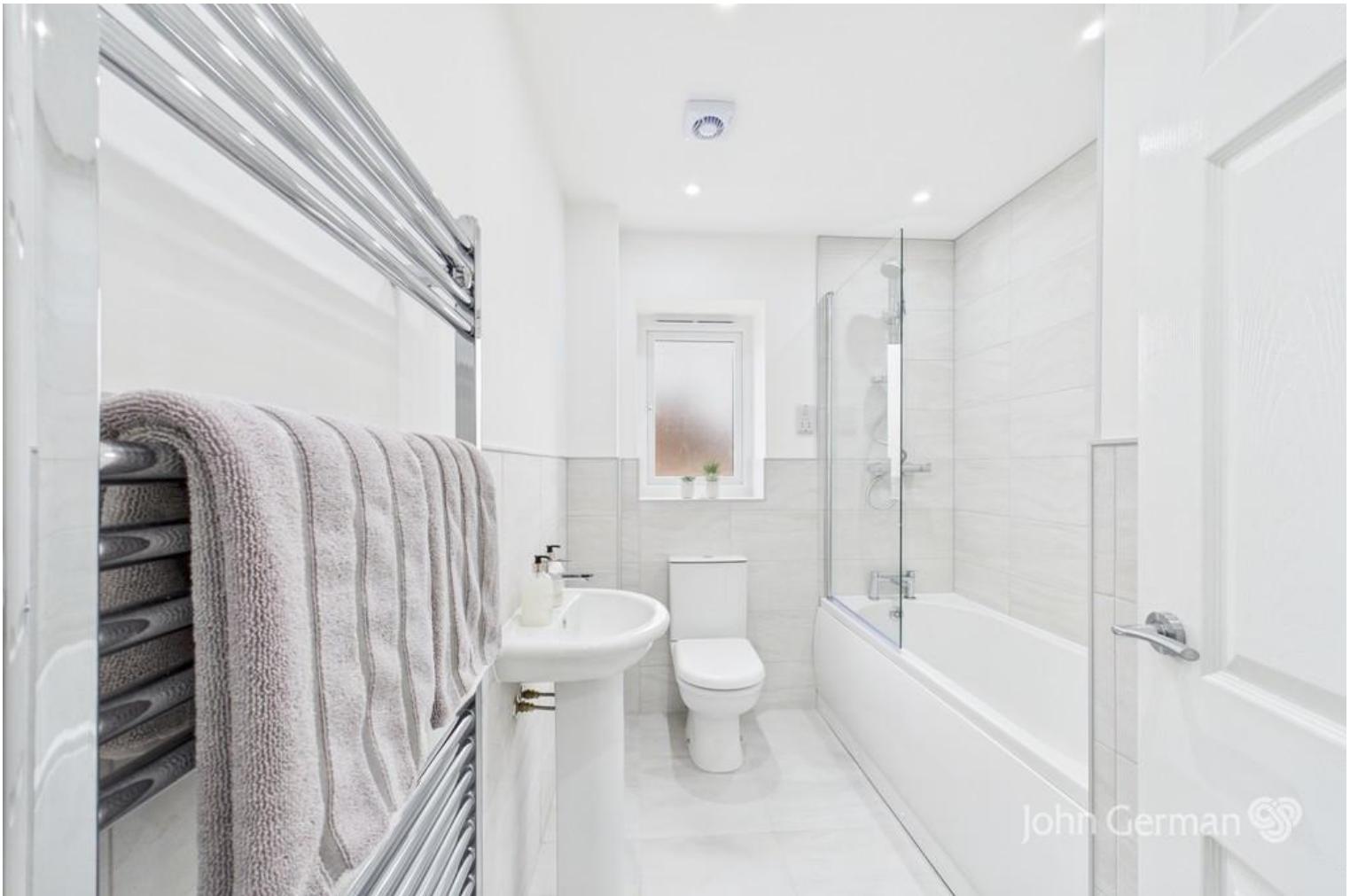
(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360







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#### Agents' Notes

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#### Referral Fees

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**Conveyancing Services** - If we refer clients to recommended conveyancers, it is your decision whether you choose to deal with this conveyancer. In making that decision, you should know that we receive on average £150 per referral.

**Survey Services** - If we refer clients to recommended surveyors, it is your decision whether you choose to deal with this surveyor. In making that decision, you should know that we receive up to £90 per referral.