

# Charles Street

Church Gresley, Derbyshire, DE11 9QD

John   
German





# Charles Street

Church Gresley, Derbyshire, DE11 9QD

£320,000

An outstanding single storey family home extending to over 1580 sq ft offering space, stylish accommodation alongside detached double garage with plentiful parking and large workshop. A great tucked away location with lovely gardens; a fabulous property, its why we strongly recommend viewing.



Step inside into a welcoming light tiled entrance hallway, on your right is the guests cloakroom housing within a large useful coat/boot cupboard. Next is a lovely dual aspect breakfast kitchen with windows on both sides that follow the passage of the sun allowing for maximum light through the day. Cabinets run along two walls with additional dresser style unit providing further storage, there is integral dishwasher, space for cooker and ample room for a family breakfast table. Practical spacious utility room lies off with plentiful storage and numerous appliance spaces. At the heart of the home is a central dining room with a feature floating light installation. Step down through double doors in to the living room, at its heart is a focal fireplace with inset fire. French glazed double doors open to allow access out to the rear gardens.

Leading off the inner hallway you will find there are three double bedrooms, particular attention must be drawn to the master bedroom suite, it enjoys a pleasant view over the rear gardens and has plentiful fitted wardrobes alongside a spacious full en suite bathroom. Last but not least is the refitted family shower room beautifully appointed with full height tiling, large shower and vanity unit with inset wc and basin.

#### **Outside**

Set behind electric double gates is a long double width driveway providing parking for numerous cars and access to the detached garage. Twin sets of remote roller doors provide access, the garage has light, power and connecting door into the rear workshop. An ideal space for a wide range of uses. The gardens enjoy a sunny aspect and are maturely planted with central lawn and there is a fantastic balustraded decked entertaining area with led lighting.

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

**Services:** Mains water, drainage, electricity and gas are believed to be connected to the property but purchasers are advised to satisfy themselves as to their suitability.

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

**Useful Websites:** [www.environment-agency.co.uk](http://www.environment-agency.co.uk) [www.south-derbys.gov.uk](http://www.south-derbys.gov.uk)

**Our Ref:** JGA/230419









### Agents' Notes

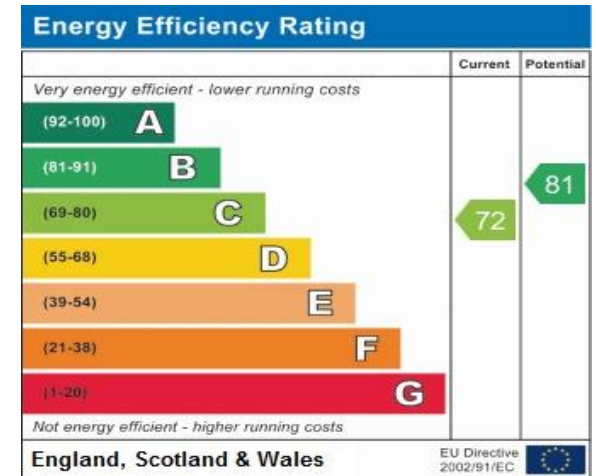
These particulars do not constitute an offer or a contract neither do they form part of an offer or contract. The vendor does not make or give and Messrs. John German nor any person employed has any authority to make or give any representation or warranty, written or oral, in relation to this property. Whilst we endeavour to make our sales details accurate and reliable, if there is any point which is of particular importance to you, 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. None of the services or appliances to the property have been tested and any prospective purchasers should satisfy themselves as to their adequacy prior to committing themselves to purchase.

### Referral Fees

**Mortgage Services** - We routinely refer all clients to APR Money Limited. It is your decision whether you choose to deal with APR Money Limited. In making that decision, you should know that we receive on average £60 per referral from APR Money Limited.

**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.



John German

63a Market Street, Ashby-De-La-Zouch, Leicestershire, LE65 1AH

01530 412824

ashbysales@johngerman.co.uk

Ashbourne | Ashby de la Zouch | Barton under Needwood  
Burton upon Trent | Derby | East Leake | Lichfield  
Loughborough | Stafford | Uttoxeter | The London Office

JohnGerman.co.uk Sales and Lettings Agent



