

Cross Street, Castle Gresley, DE11 9HY

£315,000



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We are delighted to present this stylish three-bedroom detached bungalow, tucked away on Cross Street in Castle Gresley. Built to a high specification, the home offers a modern interior with bright, well-proportioned living spaces and immaculate finishes throughout.

The property is set back significantly from the road, and enjoys a private plot with woodland to the rear and is surrounded by open countryside and the National Forest, offering excellent opportunities for outdoor walks. At the same time, local amenities, schools, and transport links via the A444, A511, A38, and M42 are all easily accessible, making this a superb blend of convenience and lifestyle.

### Accommodation

Kitchen – 3.45m x 3.83m (11'3" x 12'6")

Crisp, modern cabinetry with integrated appliances, generous worktops and spotlights. Window to the front and side door out to the driveway.

Lounge – 3.47m x 5.48m (11'4" x 17'11")

A superbly sized and light room with French doors to the rear terrace—ideal for relaxing or entertaining. The spaces manages to feel homely despite its size.

Hallway – 1.12m x 3.91m (3'8" x 12'10")

Central corridor with loft access and doors to all bedrooms and the family bathroom.

Bedroom One – 2.86m x 3.57m (9'4" x 11'8")

Principal double overlooking the garden, a well sized space with tasteful décor. A door leads to:



En-Suite – 1.90m x 1.77m (6'3" x 5'9")

Tiled shower room with glazed enclosure, vanity basin, WC and heated towel rail.

Bedroom Two – 3.21m x 2.98m (10'6" x 9'9")

Good sized double with fitted wardrobes and window to the front elevation.

Bedroom Three – 2.23m x 2.54m (7'3" x 8'3")

Flexible single bedroom—perfect as a guest room, home office, nursery or dressing room.

Family Bathroom – 1.93m x 1.90m (6'3" x 6'2")

Contemporary three-piece suite with shower-over-bath, vanity storage and full tiling.

#### Outside

The property is set back from the road behind a long driveway, providing generous off-road parking for multiple vehicles. To the rear is a private, low-maintenance courtyard garden with paved seating area, ideal for outdoor dining and entertaining, plus an additional side garden with lawn and further storage. The garden enjoys a woodland backdrop, enhancing privacy and tranquillity.

#### Additional Information

- Tenure: Freehold
- Council Tax Band: C
- EPC Rating: B
- Local Authority Area:

We wish to clarify that these particulars should not be relied upon as a statement or representation of fact and do not constitute any part of an offer or contract. Buyers should satisfy themselves through inspection or other means regarding the correctness of the

statements contained herein.

Please note that we have not tested or verified the condition of the services connected to the property, including mains gas, electricity, water or drainage systems. Similarly, we cannot confirm the working order or efficiency of any appliances, heating systems, or electrical installations that may be included in the sale. Prospective purchasers are therefore advised to carry out their own independent investigations and surveys before entering into a legally binding agreement.

#### Money Laundering Regulations 2003:

In accordance with the Money Laundering Regulations 2003, we are obligated to verify your identification before accepting any offers.

#### Floorplans:

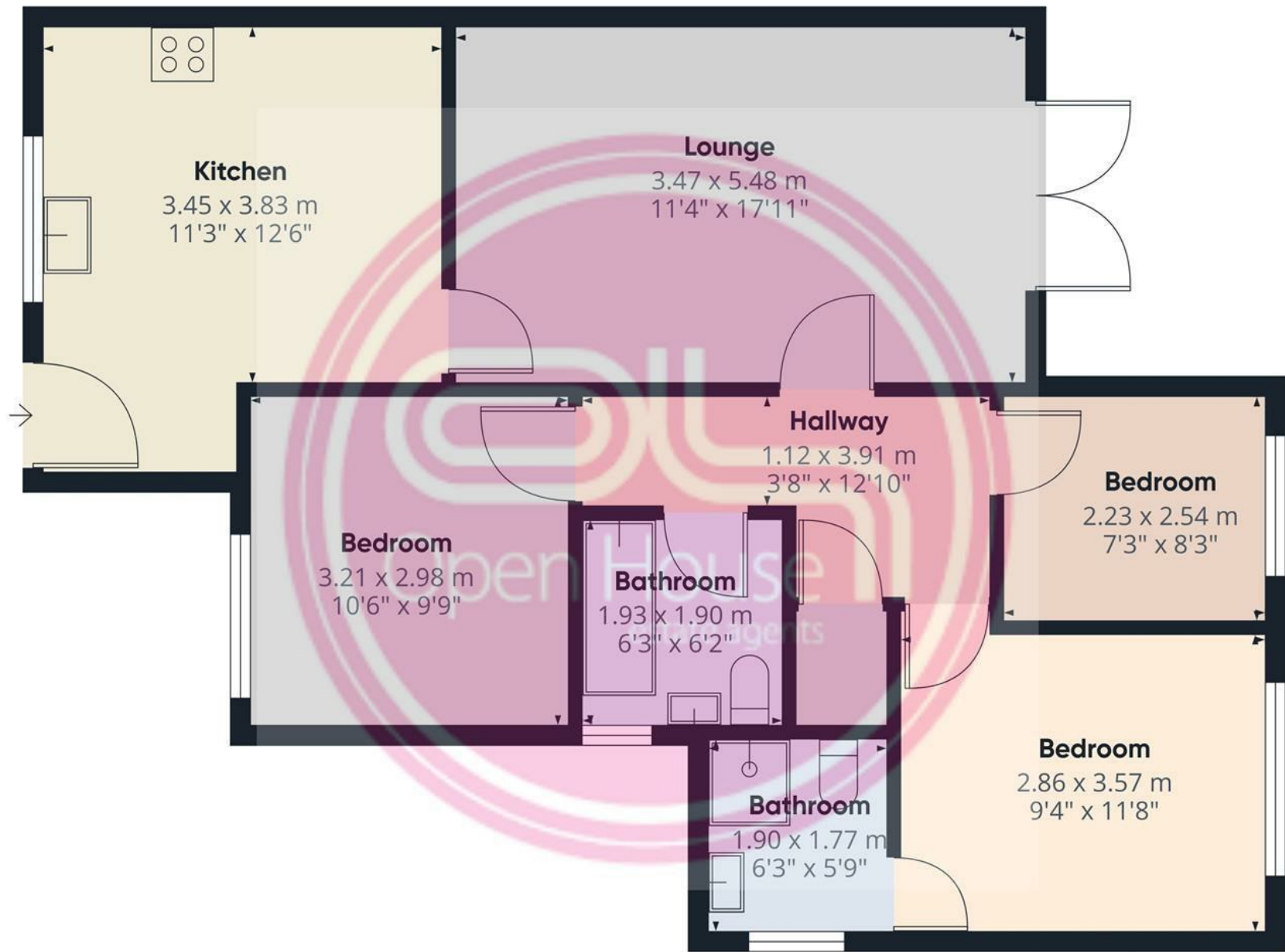
We take pride in providing floorplans for all our property particulars, which serve as a guide to layout. Please note that all dimensions are approximate and should not be scaled.











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

74.7 m<sup>2</sup>  
807 ft<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

## ENERGY PERFORMANCE CERTIFICATE

### Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

### LOCAL AUTHORITY

South Derbyshire

### TENURE

Freehold

### COUNCIL TAX BAND

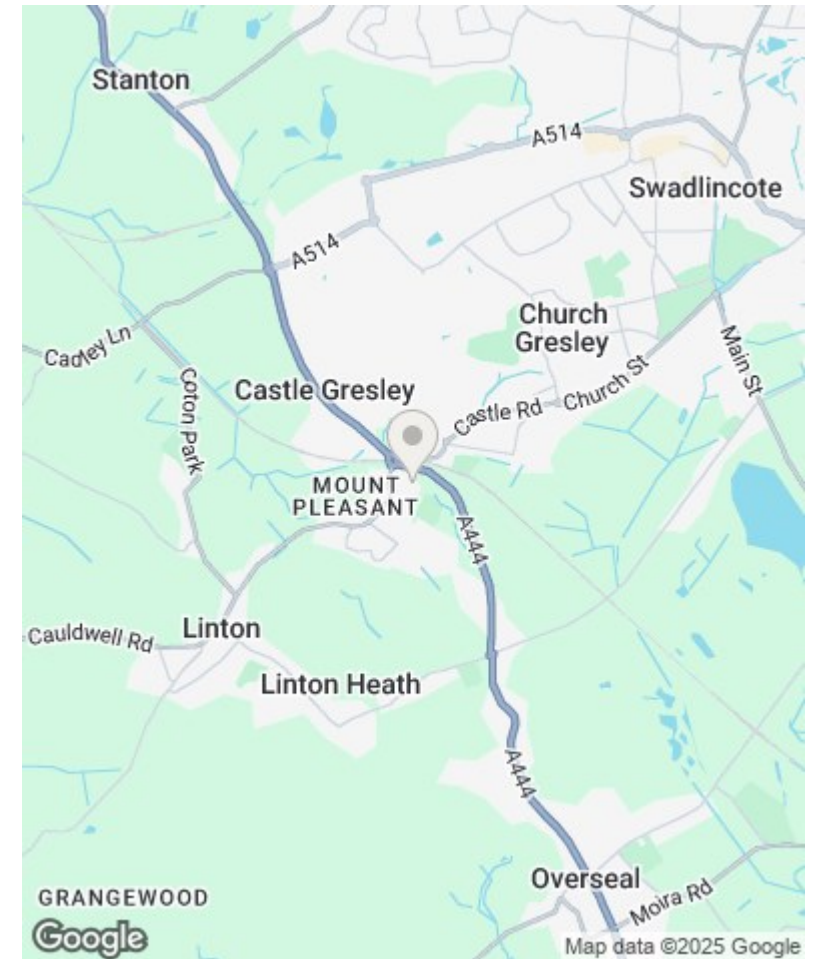
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### VIEWINGS

By prior appointment only

## PROPERTY SUMMARY

- Woodland backdrop and close to open countryside/National Forest
- Sleek, fully fitted kitchen with integrated appliances
- Spacious lounge with French doors opening to the garden
- Master bedroom with en-suite shower room
- Two further good sized bedrooms, one with fitted wardrobes
- Contemporary family bathroom
- Private rear courtyard garden and additional side garden
- Driveway parking for multiple vehicles
- Excellent access to local amenities and transport links
- Must see modern three-bedroom detached bungalow



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