

# Newman Drive, Church Gresley, Derbyshire, DEII 9RZ Offers In The Region Of £315,000





\*\*\*\* STUNNING LANDSCAPED GARDEN \*\*\*\* **IMMACULATE FOUR BEDROOM HOMES \*\*\*\*** Detached family home offering an entrance hall with guest cloakroom, good size lounge, fitted dining kitchen with doors onto the garden. Four first floor bedrooms, master with an en suite shower room and a family bathroom. Side drive and a single garage.







### HALL

Entrance door into the hall with stairs to the first floor, radiator and doors to -

## **CLOAKROOM**

Low flush wc, wash hand basin, radiator and upvc double glazed window.

## LOUNGE

Upvc double glazed window and a radiator.

## KITCHEN DINER

Fitted wall mounted, base and drawer units with work surfaces and a sink and drainer unit. Fitted electric oven and microwave oven, gas hob and extractor, integrated dishwasher and fridge freezer. Upvc double glazed window, double doors onto the garden, storage cupboard and a radiator.

#### FIRST FLOOR LANDING

Loft access, radiator, upvc double glazed window and doors to -

#### **BEDROOM I**

Built on wardrobes, radiator and upvc double glazed window.

#### **EN SUITE**

Enclosed shower, wash hand basin, radiator and upvc double glazed window.

## **BEDROOM 2**

Wardrobes, upvc double glazed window and radiator.

## **BEDROOM 3**

Upvc double glazed window and radiator.



## BEDROOM 4

Upvc double glazed window and radiator.

# **BATHROOM**

Panel enclosed bath with a shower and shower screen, low flush wc, wash hand basin, radiator and upvc double glazed window.

# **OUTSIDE**

Beautiful landscaped garden offering shaped lawns, seating areas, enclosed flooring beds, vegetable beds and outside tap.

Long side drive down to a single garage.

























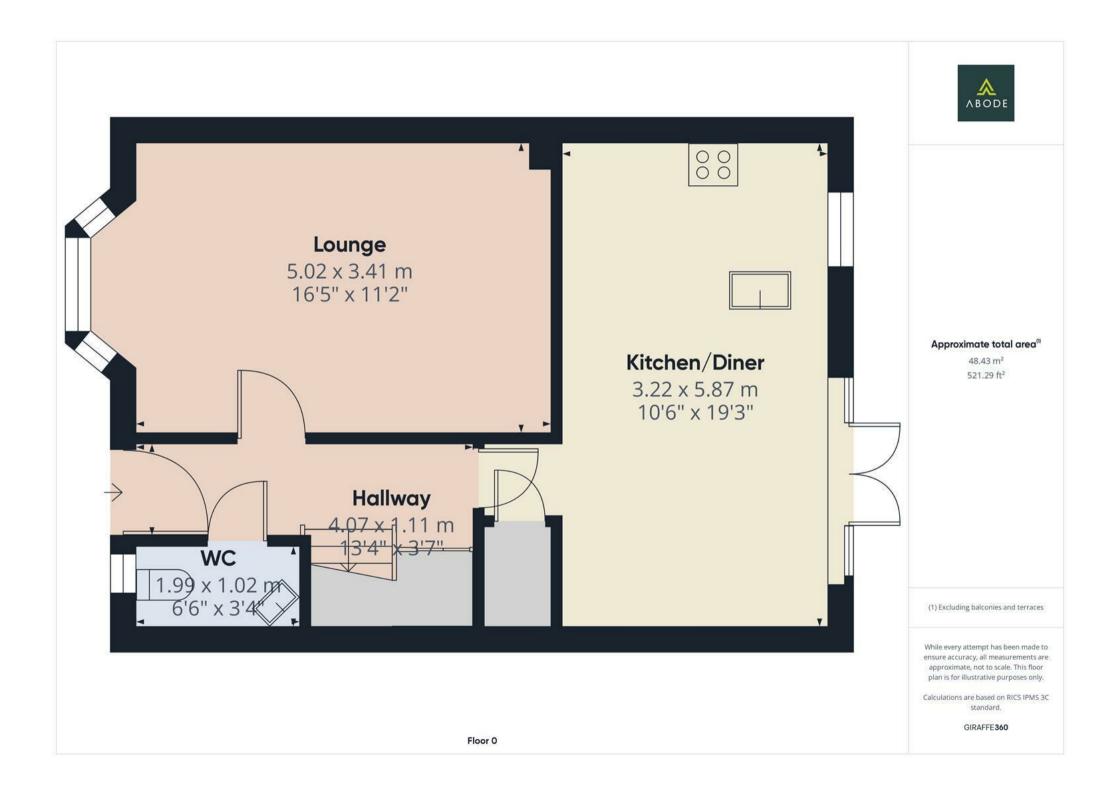


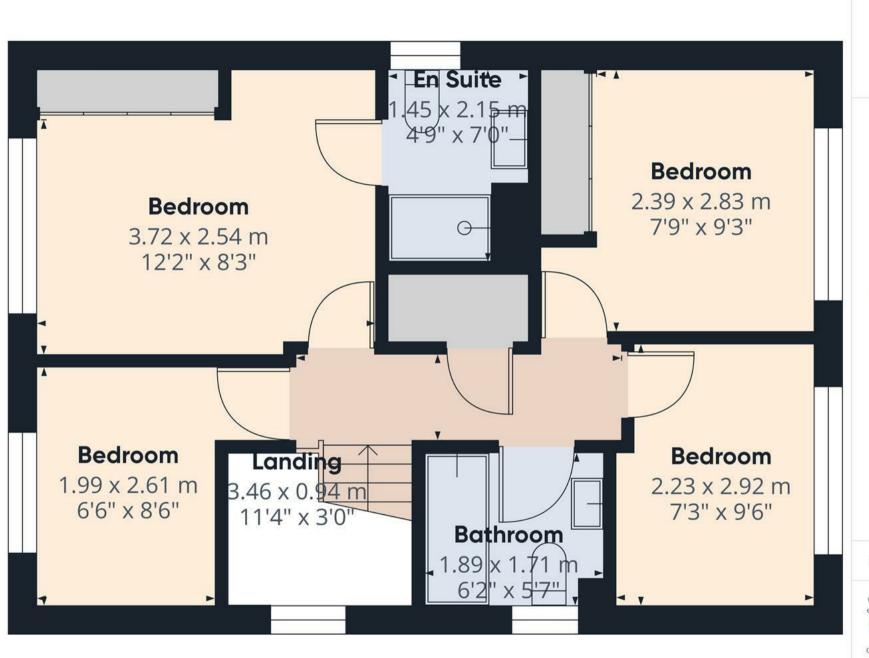














Approximate total area<sup>(1)</sup>

42.36 m<sup>2</sup> 455.95 ft<sup>2</sup>

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

GIRAFFE360

Floor 1

