

60 Brunel Way
Church Gresley, DE11 9TG
Reduced to £399,950

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properties

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Offered with NO UPWARD CHAIN, ** LIZ MILSOM PROPERTIES ** are delighted to offer this beautifully maintained DETACHED FIVE-BEDROOM family home, arranged over three spacious floors. Offering generous and versatile living accommodation, this impressive property is ideal for modern family life. The accommodation comprises an entrance hallway, spacious lounge, stylish kitchen/diner and ground floor WC. The first floor features two double bedrooms, both with en-suite shower rooms, while the second floor offers two further double bedrooms, a large SINGLE Bedroom/Office and a family bathroom. Outside, there is a low-maintenance enclosed rear garden, together with a GARAGE & OFF ROAD PARKING - "EPC - TBC"/Council Tax Band "D" . Viewing is highly recommended.

- DETACHED 3-Storey 5 bedroomed Family Home
- Great Kitchen/Diner
- 3 DOUBLE Bedrooms
- Family Bathroom
- PRIVATE Off Road Parking
- Offered CHAIN FREE
- Spacious Lounge
- 2 En-Suite Shower Rooms
- Enclosed Rear Garden
- Single Garage







Location
A thriving community right at the heart of the National Forest, the property is pleasantly situated on this extremely popular development built by David Wilson Homes and has become an increasingly popular place to live for those appreciating the natural beauty and excellent amenities in the area, within easy walking distance is a local Sainsburys Convenience Store, Gresleydale Health Centre with Chemist within and a small parade of shops. This South Derbyshire village also benefits from lying within easy access of the M42 motorway and therefore offers good transport links with the major towns and cities throughout the Midlands.

Overview - Ground Floor
The entrance door opens into a welcoming and spacious reception hall, finished with attractive ceramic tiled flooring. The hall benefits from a useful built-in storage cupboard and staircase rising to the first floor, with doors leading to the guest cloakroom/WC, lounge and the open-plan kitchen/diner.

The stylish kitchen is well fitted with a comprehensive range of matching wall and base units, complemented by ample work surfaces. Included within the sale are an electric oven, gas hob and extractor hood, with space and plumbing provided for additional appliances. The kitchen seamlessly opens into the dining area, creating an excellent social space, perfect for everyday family living and entertaining. The attractive ceramic tiled flooring continues throughout the entire kitchen/dining area, enhancing both style and practicality.

Positioned to the rear of the property is the generous lounge, a bright and inviting reception room enjoying a dual aspect with a side window and patio doors opening directly onto the enclosed rear garden. Finished with carpeted flooring, the room also features a TV point, radiator and central ceiling light, making it the perfect space to relax and enjoy family time.

Overview - First Floor
A staircase rises from the entrance hall to the first-floor landing, which enjoys a feature picture window to the front elevation, flooding the space with natural light. There is also a generous built-in storage cupboard and access to two spacious double bedrooms, with a further staircase leading to the second-floor landing.

The impressive principal bedroom overlooks the front elevation and benefits from a Juliet balcony, creating a light and airy feel. The room features fitted double wardrobes, carpeted flooring, a ceiling fan and direct access to a stylish three-piece en-suite shower room.

Bedroom Two is another well-proportioned double room, also positioned to the front of the property. It offers fitted double wardrobes, carpeted flooring, a central ceiling light and its own modern three-piece en-suite shower room, making it ideal for guests or older family members.

Overview - Second Floor
A further staircase leads to the second-floor landing, which is filled with natural light thanks to a rear-facing window and provides access to the remaining accommodation.

Two bedrooms on this floor are generous DOUBLE rooms. Bedroom Three enjoys two front-facing windows, creating a bright and airy space, and is finished with carpeted flooring, a radiator and central ceiling light. Bedroom Four is another well-proportioned double bedroom with a front-facing window, carpeted flooring, a central ceiling light and space for fitted wardrobes or additional storage. The fifth Bedroom can be utilised as a large single Bedroom or an Office/Study overlooking the rear elevation.

Completing the accommodation is the contemporary family bathroom, fitted with a modern three-piece suite comprising a panelled bath, pedestal wash hand basin and low-level WC.

Reception Hallway

Spacious Kitchen/Diner
15'10" x 10'7" (4.84m x 3.25m)

Rear Lounge
16'6" x 11'5" (5.05m x 3.49m)

Ground Floor WC
4'9" x 2'7" (1.46m x 0.79m)

Stairs to First Floor & Landing

Principal Bedroom
12'10" x 10'4" (3.92m x 3.15m)

Ensuite Shower Room
7'7" x 3'11" (2.32m x 1.20m)

Bedroom Two
12'9" x 11'6" (3.91m x 3.52m)

Ensuite Shower Room
9'4" x 4'7" (2.87m x 1.42m)

Stairs to Second Floor

Bedroom Three
15'7" x 9'6" (4.75m x 2.90m)

Bedroom Four
13'3" x 12'0" (4.05m x 3.66m)

Bedroom Five
10'1" x 7'11" (3.08m x 2.43m)

Family Bathroom
7'10" x 6'3" (2.39m x 1.92m)

Outside - Overview
Externally, the property enjoys an attractive position set well back from the road behind an established hedge, providing both privacy and kerb appeal. A block-paved shared driveway leads to the property's private driveway, enclosed off-road parking and single garage.

The enclosed rear garden has been thoughtfully landscaped for low-maintenance living, featuring paved seating areas, mature shrubs and established trees, creating an ideal space for relaxing or entertaining. A useful timber garden shed is included within the sale, while the garage benefits from an up-and-over door, together with light and power.

Tenure
Freehold - with vacant possession on completion. Liz Milsom Properties Limited recommend that purchasers satisfy themselves as to the tenure of this property and we recommend they consult a legal representative such as a solicitor appointed in their purchase.

Services
Water, mains gas and electricity are connected. The services, systems and appliances listed in this specification have not been tested by Liz Milsom Properties Ltd and no guarantee as to their operating ability or their efficiency can be given.

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Making An Offer
As part of our dedicated service to our Sellers, we ensure that all potential buyers are in a position to proceed with any offer they make and therefore ask any potential purchaser to speak with our Mortgage Advisor to discuss and establish how they intend to fund their mortgage for the purchase. We work closely with the Mortgage Advice Bureau who can offer Independent Financial Advice, helping you secure the best possible deal and potentially save you money. NB If you are making a cash offer, we will ask you to confirm the source and availability of your funds in order for Liz Milsom Properties to present your offer in the best possible light to our clients.

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Measurements
Please note that room sizes are quoted in metres to the nearest tenth of a metre measured from wall to wall. The imperial equivalent is included as an approximate guide for applicants not fully conversant with the metric system. Room measurements are included as a guide to room sizes and are not intended to be used when ordering carpets or flooring.

Disclaimer
The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing.

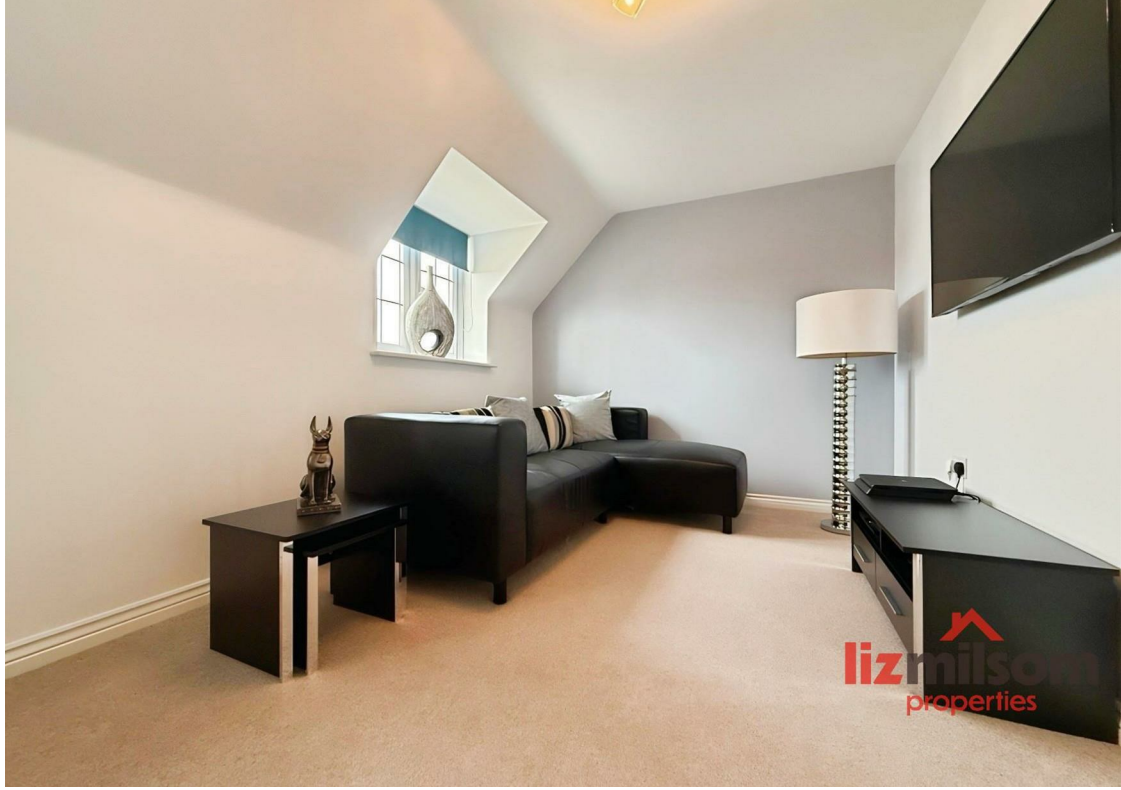

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Directions

For SatNav purposes follow DE11 9TG

GROUND FLOOR



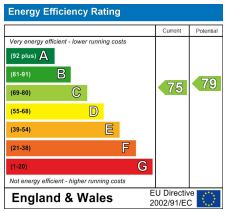
1ST FLOOR

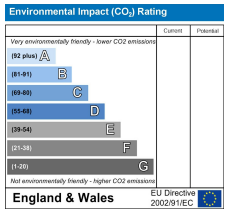


2ND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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COUNCIL TAX

Band: D
The vendor informs us that the property is Freehold, however we have not inspected the title deeds. We would advise you consult your own solicitor to verify the tenure.



THE TEAM
Liz and her team, who are dedicated and strive to provide you with excellent service.... And REMEMBER we are only a phone call or click away.

GENERAL INFORMATION
NOTE: 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 you are contemplating travelling some distance to view the property.

MONEY LAUNDERING
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