

Oxford Street  
Church Gresley, Swadlincote, DE11 9NA



Enjoying a sizable plot in Church Gresley, this superb 3-bedroom detached dormer bungalow is generously sized and has a fantastic large garden.

£285,000

John German

This versatile village bungalow sits on a fantastic plot and viewing is strongly recommended. Step through the front door into the sizable hallway where you will find ample space for storing coats and shoes. Additionally, there is further space at the rear of the hallway for shelving units.

To your left is a generously sized double bedroom and situated opposite is the family lounge situated opposite which again is a great size.

The family bathroom has black and white tiles throughout and is fitted with a WC, wash basin and a shower bath. There is also additional storage capacity in the bathroom should you need it.

The kitchen has marble tops, oak wooden cabinets wrap around three walls and there is an integrated oven/hob and extractor fan with further extensive storage space fitted.

The family living room is considerably sized with plentiful space for seating and at the rear there is access into the conservatory which is currently being used as a dining room. From here practical access leads to the garden via French doors.

Taking the stairs up to the first floor, you will find two further double bedrooms with a 'Jack and Jill' bathroom interlinking the bedrooms which has a dual aspect rainfall shower fitted, a WC and wash basin.

Outside to the rear of the property is a substantial garden which is predominantly laid to lawn with a fantastic extended patio area at the back, a perfect spot for sitting in the sun. Additionally, there is a large fishpond behind the garage should you wish to utilise. On the right-hand side of the property is a double detached garage with a long brick driveway which has extensive space for multiple cars.

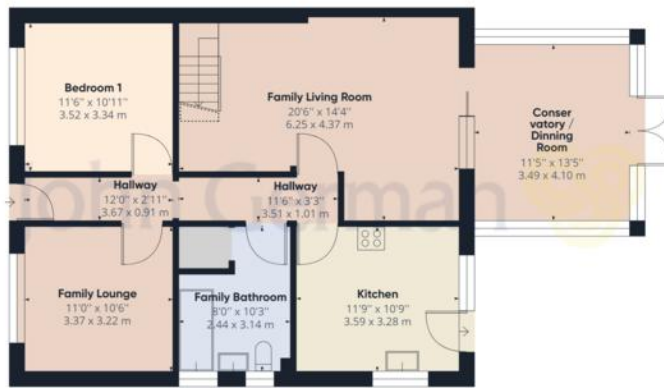
**Tenure:** Freehold (purchasers are advised to satisfy themselves as to the tenure via their legal representative).

**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.

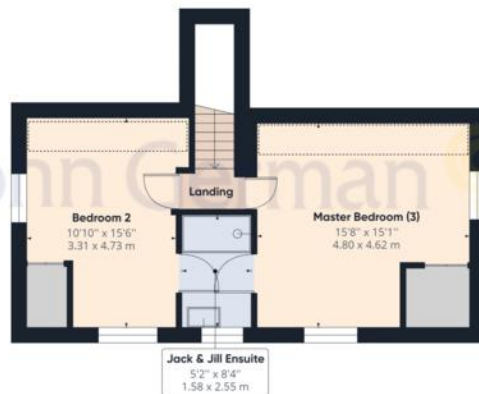
**Useful Websites:** [www.southderbyshire.gov.uk](http://www.southderbyshire.gov.uk)  
[www.gov.uk/government/organisations/environment-agency](http://www.gov.uk/government/organisations/environment-agency)

**Our Ref:** JGA/03082022

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



Ground Floor Building 1



Floor 1 Building 1

John German

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

1433.71 ft<sup>2</sup>  
133.20 m<sup>2</sup>

Reduced headroom

49.22 ft<sup>2</sup>  
4.57 m<sup>2</sup>

(1) Excluding balconies and terraces

Reduced headroom (below 1.5m/4.92ft)

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

GIRAFFE360









Score	Energy rating	Current	Potential
92+	A		
81-91	B		84   B
69-80	C		
55-68	D	67   D	
39-54	E		
21-38	F		
1-20	G		



John German  
129 New Street, Burton-On-Trent, Staffordshire, DE14 3QW

01283 512244  
burton@johngerman.co.uk

#### 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.

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