

Sunderland Close

Church Gresley, Swadlincote, DE11 9GW



A gorgeous three bedroom home with an en suite shower room, family bathroom, guest cloakroom, a large lounge and full width kitchen/dining room with French doors leading out to the rear landscaped garden. The house has off road parking and is an ideal first time buy or buy to let property.

£215,000



John German 

Handily placed for the Sainsburys Local, chip shop, doctors and pharmacy on the development plus Swadlincote's amenities and schools for all ages.

The property sits at the end of a shared driveway approach with private driveway providing off road parking for two cars.

The property itself has entrance door opening to reveal a welcoming hallway with stairs leading off and guest cloakroom set to your right.

A further door leads you through to the well proportioned lounge which has dual windows and a connecting door leading you through to the feature full width open plan, spacious kitchen dining room which has base and wall mounted cabinets running along two sides of the room with complimentary countertops which incorporates a gas hob with hood above and oven beneath. There is space for a washing machine, space for fridge freezer and space for a large dining table alongside informal seating area. French uPVC double doors open out to the landscaped garden which has curved artificial lawn and pathway leading to a large patio area with sleeper edging.

Upstairs on the first floor, there are three bedrooms. The master has the benefit of its own private en suite shower room with WC, wash hand basin, half height tiling and walk in oversized shower cubicle.

Bedrooms two and three have the use of the family bathroom which too is finished in white and has complimentary tiling to the walls, pedestal wash hand basin, WC and panelled bath.

Agents note: There are covenants appertaining to this property, a copy of the Land Registry Title is available to view upon request.

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

Property construction: Brick

Parking: Driveway

Electricity supply: Mains

Water supply: Mains

Sewerage: Mains

Heating: Gas central heating

(Purchasers are advised to satisfy themselves as to their suitability).

Broadband type: TBC

See Ofcom link for speed: <https://checker.ofcom.org.uk/>

Mobile signal/coverage: See Ofcom link <https://checker.ofcom.org.uk/>

Local Authority/Tax Band: South Derbyshire District Council / Tax Band B

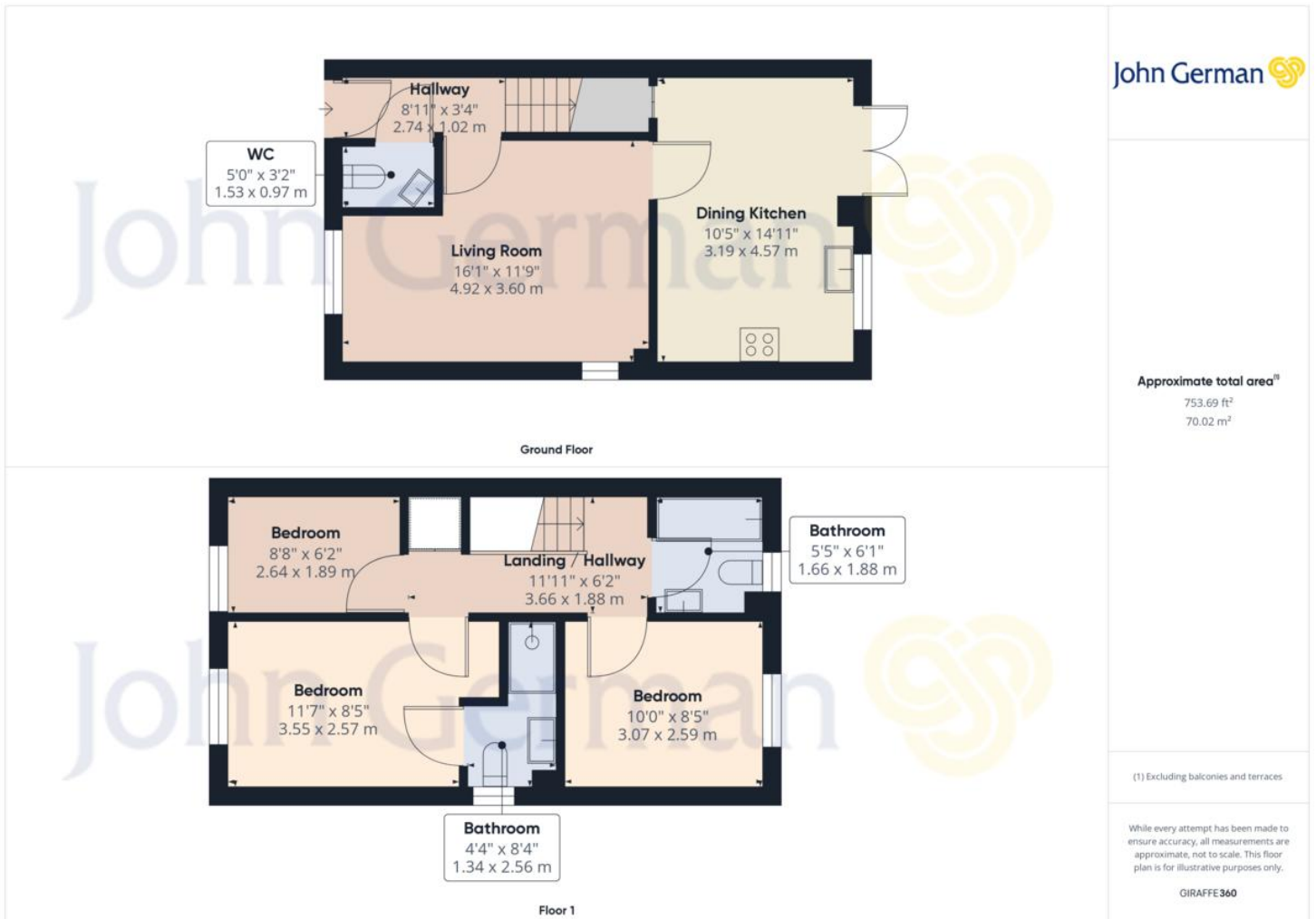
Useful Websites: www.gov.uk/government/organisations/environment-agency

www.southderbyshire.gov.uk

<https://www.gov.uk/check-if-property-is-affected-by-coal-mining>

Our Ref: JGA/04032024

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Score	Energy rating	Current	Potential
92+	A		95 A
81-91	B	83 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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Agents' Notes

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