

Sunderland Close

Church Gresley, Swadlincote, DE11 9GW



A superb modern semi detached with fantastic open views to front in a lovely position on the development with highlights including refitted open plan dining kitchen with integrated appliances, master bedroom with en suite, lovely landscaped garden and driveway.

£225,000



John German 

Situated on a popular modern estate in Church Gresley is this impressive semi detached family home with fantastic open views to front. The estate is a perfect environment for a family with schools for all ages close by together with walks and a local Sainsburys store, fish and chip shop, doctors and pharmacy and being well placed for the nearby centres of Ashby-de-la-Zouch, Swadlincote and Burton on Trent.

Well presented throughout with the front entrance door opening into hallway having staircase off to first floor and doors leading off. There is a guest WC with close coupled WC and wash hand basin.

A door from the hall opens through into a good sized lounge with contemporary fire providing the focal point and window framing views to front.

Across the rear of the property there is a spacious, refitted and upgraded kitchen diner equipped with a range of base and eye level units in grey with complementary work surfaces over, integrated appliances including induction hob, oven, microwave and dishwasher, sink and drainer unit. There is a useful understairs storage cupboard, window and French doors opening out to the rear garden. The room offers plenty of space for a dining table making it a fantastic space to entertain.

To the first floor, the landing has doors leading off to three bedrooms with the master having the luxury of an en suite with shower cubicle, pedestal wash hand basin and WC.

Bedrooms two and three both share a lovely family bathroom comprising panelled bath, pedestal wash hand basin and WC.

The property is situated off a shared private drive serving just a few properties with a driveway providing comfortable off road parking for two cars, landscaped rear garden with a paved terrace, artificial lawn and side entrance via gate. The property enjoys a fantastic position on the development with a lovely open view across green to woodland beyond.

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

Property construction: Brick

Parking: Drive

Electricity supply: Mains

Water supply: Mains

Sewerage: Mains

Heating: Gas

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

Broadband type: Fibre

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

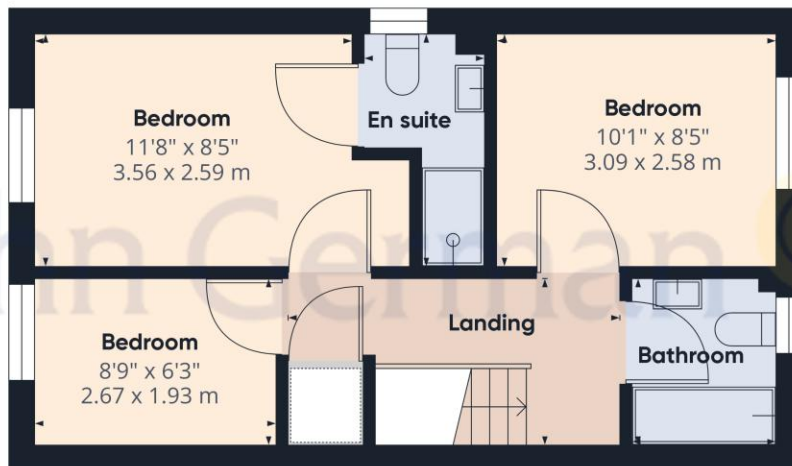
Useful Websites: www.gov.uk/government/organisations/environment-agency
www.southderbyshire.gov.uk

Our Ref: JGA/14032024

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Ground Floor



Floor 1

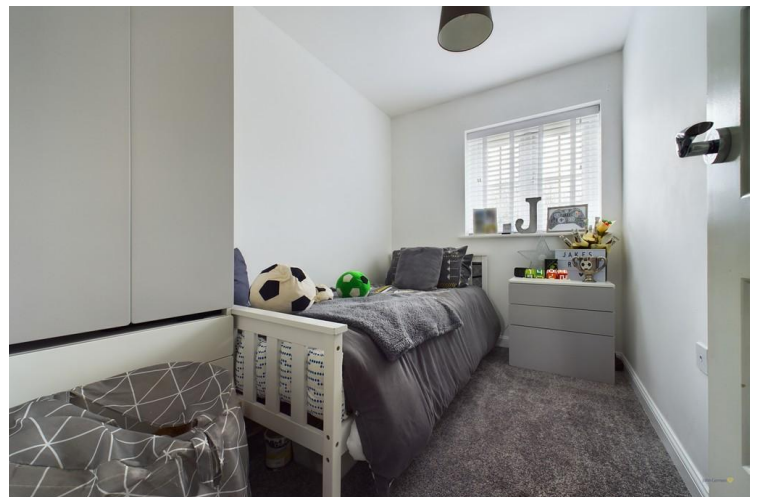
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Approximate total area⁽¹⁾
759.11 ft²
70.52 m²

(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.

GIRAFFE360





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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