

# Aberdeen Close

Church Gresley, Swadlincote, DE11 9FU



A stylish modern three storey home in a popular location served by excellent local amenities and featuring a luxury master bedroom suite on the second floor.

£260,000

John German

The property is entered via an entrance hall which has a fitted cloakroom WC off. A door leads you straight into the attractive lounge which has laminate floor and bay window to the front, together with useful understairs storage cupboard. Beyond this is an inner hallway, again with laminate flooring and a turn stairway off.

To the rear is a kitchen dining room which has a very attractive range of base and wall units surmounted by wood effect worktops with inset stainless steel sink and mixer tap, further inset electric induction hob with splashback and extractor hood over and a matching eye level electric fan oven. There is a cupboard housing the gas boiler for the central heating, together with an integrated dishwasher and fridge freezer with French doors from the dining area leading directly into the attractive garden.

On the first floor, the landing has an airing cupboard housing the large hot water pressurised cylinder together with balustrade and inner landing with stairs leading off to the second floor. There is a bathroom which has an attractive bath in tiled surround with low level WC, pedestal wash hand basin and laminate flooring. On this floor, there are two double bedrooms, one being fitted with excellent wardrobes.

From the landing, a door leads to the inner landing with stairs ascending off to the second floor which is given over to a very attractive light and spacious master bedroom having fitted wardrobes and large Velux windows to the rear and dormer window to the front. This comes complete with a en suite facility having a tiled walk-in shower with thermostatic fitment, pedestal wash hand basin, WC, heated towel rail and laminate flooring.

To the front of the property is a fore garden and pathway, whilst at the side is a drive with tandem parking and access to the brick single garage. A gate opens into the enclosed rear garden which is landscaped with a paved patio area, shaped lawns and borders.

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

**Property construction:** Standard

**Parking:** Drive

**Electricity supply:** Mains

**Water supply:** Mains

**Sewerage:** Mains

**Heating:** Gas

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

**Broadband type:** 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 C

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

**Our Ref:** JGA/05062024

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Score	Energy rating	Current	Potential
92+	A		95 A
81-91	B	B4 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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