

Suffolk Way

Church Gresley, Swadlincote, DE11 9GP



Excellent modern three bedroom detached home, deceptively sized offering 997 sq ft of stylish living space on this sought after development. The master bedroom has fitted wardrobes and private en suite and there is a large through lounge, WC, dining room and fitted kitchen on the ground floor. Single garage.

NO UPWARD CHAIN

Price Range £270,000 - £275,000

John German 

This well presented three bedroom family home lies in a sought after residential area close to many amenities to include Sainsburys local supermarket, health centre, pharmacy, fish and chip shop and Indian takeaway. There is also Church Gresley play park for the children and Gresley Wood nature reserve and pond are a short stroll away for dog walkers and ramblers.

A look inside will reveal a central hallway with stairs leading off and a useful guest cloakroom to the side. Immediately to your right is a well proportioned through lounge which has uPVC double glazed windows to the front and the benefit of French double doors opening out onto the rear garden. For formal entertaining, there is a separate dual aspect dining room which has bay window to the front. Adjacent is a well presented and well proportioned modern kitchen fitted with a range of high gloss contemporary base and wall mounted cabinets which wrap around three sides of the room, with complementary timber effect worktops incorporating stainless steel sink with mixer tap, gas hob with hood above, eye level oven, integral fridge freezer and space for a washing machine. There is also a useful understairs pantry cupboard and a door leading out to the rear garden.

Upstairs on the first floor leading off the generous landing are three excellent bedrooms. The principal king size bedroom is fabulously proportioned, has a bank of fitted wardrobes running along one wall and has the benefit of its own private en suite shower room which has a WC, pedestal wash hand basin and an oversized shower cubicle with mains shower above. Serving bedrooms two and three is the family bathroom, again finished in white with panelled bath, pedestal wash hand basin, WC and tiling to the bath area.

Outside, the property sits in a prominent position with planted fore garden and pathway approach to the main entrance door. To the side is a driveway providing off road parking, with an EV charging point and a single garage. Gated side access leads to the rear where the garden is laid mainly to lawn with patio and bark chipped areas.

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

Please note: It is quite common for some properties to have a Ring doorbell and internal recording devices.

Property construction: Standard

Parking: Drive & garage

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 D

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

Our Ref: JGA/07102024

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		89 B
69-80	C	79 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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