

Hall Street

Church Gresley, Swadlincote, DE11 9QT



Tucked away down a quiet side street lies this modern well proportioned semi detached home which has ample parking to the fore and amazing long gardens to the rear. It has three bedrooms, refitted shower room, hall, lounge and dining room, modern fitted kitchen and a guest cloakroom.

£210,000



John German

As previously mentioned the property is situated down a quiet side street and not too far away from the lovely Maurice Lea memorial park play area along with St George's CofE Primary School, shops, Tesco Express and a local chip shop. The area boasts convenient transport links, with easy access to major road networks, Burton on Trent, Ashby de la Zouch and public transport options.

The property has been much improved by the current owners and in detail comprises;

Set well back from the street behind an attractive shaped block paved driveway which provides off road parking for two vehicles. A pathway approach leads to a contemporary uPVC entrance door which swings open to reveal a through reception hall within with stairs leading off having a useful under stairs cupboard set beneath. Leading off is a second hall with a door to outside and an internal door to a guest's cloakroom.

Off the main hall a sliding barn style door opens to reveal a well proportioned coat cupboard with hanging rails and a front facing uPVC double glazed window.

Also on the ground floor you will find a well appointed kitchen with a range of high gloss base and wall mounted cabinets wrapping around three sides of the room, light ash effect countertops with sink and mixer tap, feature ceramic tiled splash backs above. There are spaces for a washing machine, dishwasher and tumble dryer. A wide uPVC double glazed picture window overlooks the rear garden.

Lastly is the open plan living and dining room which has a feature fireplace at its focal point, a large wide uPVC double glazed picture window overlooking the sunny rear garden, there is ample space for a dining table and an internal door takes you back to the hall.

On the first floor there are three bedrooms sharing the refitted shower room having a modern white suite complemented by contrasting wall tiling.

The rear gardens are an excellent size having a slightly raised, wide brick block paved patio ideal for outdoor dining and entertaining. Beyond this is a good size lawn with a centre pathway leading to a further seating/storage area.

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).

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

Property construction:

Parking: Drive

Electricity supply: Mains

Water supply: Mains

Sewerage: Mains

Heating: Mains gas

Coalfield or mining area: Mining area
(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 A

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

Our Ref: JGA/17012025

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 B
69-80	C	70 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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