

York Road

Church Gresley, Swadlincote, DE11 9QG

John German



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£275,000

Situated on a generous plot with nearly 2,000 sq. ft. of internal living space, this detached dormer bungalow on York Road is offered for sale with NO ONWARD CHAIN. A fantastic opportunity for buyers looking to modernise and personalise a spacious home in a sought-after location.

Built by the current owners around 25 years ago, this property on York Road has been a cherished family home. Now offering a fantastic opportunity for those looking to fully modernise and potentially extend further (STPP), it presents an exciting project in a desirable location. Offered for sale with no onward chain.

The internal accommodation is a fantastic size, offering just short of 2000 Sq. Ft. of living space throughout. The home enjoys a plot of around 0.16 acres and features plenty of driveway space for off road parking. The garage can be accessed at the back of the plot and offers double up and over doors to the front and is equipped with power and lighting throughout.

The home opens up into the entrance porchway and hallway which gives access to the main living areas in the property and has stairs leading to the first floor. The living room is off the right of the hallway and is a great size, with large windows bringing in plenty of natural light and an open fireplace. Off the living room you will find both the downstairs bedroom with en suite and conservatory. The downstairs bedroom can comfortably fit a double bed alongside ample bedroom furniture and has access to the en suite. The en suite features a bath tub with mixer taps, shower enclosure, w/c and wash hand basin. The conservatory has sliding doors which lead out to the rear garden. The kitchen is an ideal space to reconfigure, with the possibility of creating an open place kitchen/diner. Currently the kitchen has a range of features, with a separate dining room just off, alongside a utility room. To finish the ground floor living space, the accommodation offers a bathroom with separate w/c. The bathroom features a bath tub with mixer taps and wash hand basin. To the first floor, you will find an extra three bedrooms. All three of the bedrooms offer ample space for a double bed and bedroom furniture.

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: TBC. **Parking:** Drive & double garage.

Electricity supply: Mains. **Water supply:** Mains. **Sewerage:** Mains. **Heating:** Electric.

(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

www.southderbyshire.gov.uk

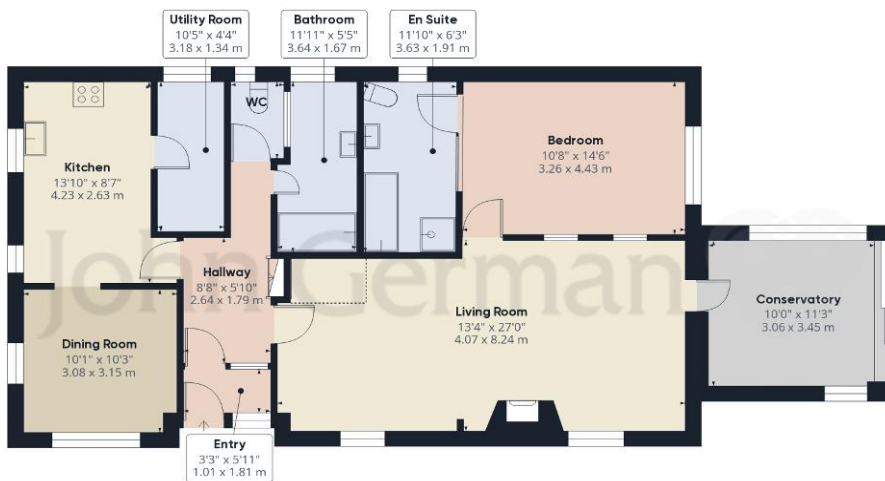
Our Ref: JGA/19032025

The property information provided by John German Estate Agents Ltd is based on enquiries made of the vendor and from information available in the public domain. If there is any point on which you require further clarification, please contact the office and we will be pleased to check the information for you, particularly if contemplating travelling some distance to view the property. Please note if your enquiry is of a legal or structural nature, we advise you to seek advice from a qualified professional in their relevant field.

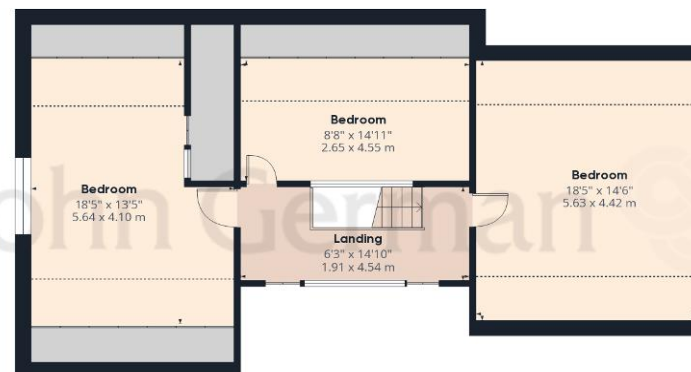
We are required by law to comply fully with The Money Laundering Regulations 2017 and as such need to complete AML ID verification and proof / source of funds checks on all buyers and, where relevant, cash donors once an offer is accepted on a property. We use the Checkboard app to complete the necessary checks, this is not a credit check and therefore will have no effect on your credit history. With effect from 1st March 2025 a non-refundable compliance fee of £30.00 inc. VAT per buyer / donor will be required to be paid in advance when an offer is agreed and prior to a sales memorandum being issued.



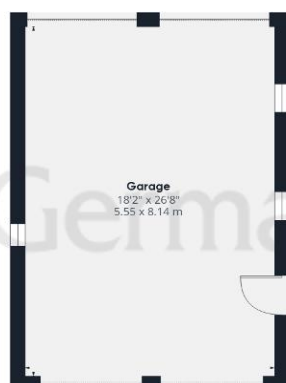




Ground Floor Building 1



Floor 1 Building 1



Ground Floor Building 2

Approximate total area⁽¹⁾

2439.75 ft²

226.66 m²

Reduced headroom

216.54 ft²

20.12 m²

(1) Excluding balconies and terraces

Reduced headroom

..... Below 5 ft/1.5 m

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations were based on RICS IPMS 3C standard. Please note that calculations were adjusted by a third party and therefore may not comply with RICS IPMS 3C.

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Agents' Notes

These particulars do not constitute an offer or a contract neither do they form part of an offer or contract. The vendor does not make or give and Messrs. John German nor any person employed has any authority to make or give any representation or warranty, written or oral, in relation to this property. Whilst we endeavour to make our sales details accurate and reliable, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information for you, particularly if contemplating travelling some distance to view the property. None of the services or appliances to the property have been tested and any prospective purchasers should satisfy themselves as to their adequacy prior to committing themselves to purchase.

Referral Fees

Mortgage Services - We routinely refer all clients to APR Money Limited. It is your decision whether you choose to deal with APR Money Limited. In making that decision, you should know that we receive on average £60 per referral from APR Money Limited.

Conveyancing Services - If we refer clients to recommended conveyancers, it is your decision whether you choose to deal with this conveyancer. In making that decision, you should know that we receive on average £150 per referral.

Survey Services - If we refer clients to recommended surveyors, it is your decision whether you choose to deal with this surveyor. In making that decision, you should know that we receive up to £90 per referral.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		78 C
55-68	D	64 D	
39-54	E		
21-38	F		
1-20	G		



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