

Moray Close

Church Gresley, Swadlincote, DE11 9HL

John
German



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£295,000

This fantastic home features a stylish modern interior, ready to move into, with a spacious lounge, amazing contemporary refitted kitchen/diner opening out to a lovely garden, master bedroom with dressing area and ensuite, a detached garage and a huge driveway!



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This outstanding home stands on a substantial plot with a huge driveway and detached garage, together with attractive gardens. The house is beautifully presented with a stunning and stylish interior.

The front door opens into a welcoming hall with stairs off to the first floor and a door into the lounge, which is a spacious room to relax in, having a bay window framing views to front, and an inner hall offering a lovely connecting space between the lounge and the kitchen/diner. The guest WC is also located here.

The kitchen/diner is the highlight of the house, an amazing space for families and to entertain, featuring gloss finished units, an integrated oven, hob, dishwasher and fridge/freezer. There is plenty of space for a large dining table. A window and French doors open out to the attractive landscaped garden.

To the first floor, the good size galleried landing gives access to three bedrooms and family bathroom. The master bedroom has the luxury of its own ensuite shower room, together with a dressing area and windows framing garden views. Bedroom two is spacious double and bedroom three is a comfortable single or ideal home office. The bathroom is well appointed with a modern suite and window to side.

Compared with similar properties, the plot this home occupies is exceptional, featuring an extensive driveway with ample parking, a detached single garage currently used as a gym and storage, and lawned gardens complemented by a paved terrace that provides excellent outdoor space. There is also a summerhouse which is currently used as a bar and is fully insulated with electricity, TV accessibility and hard-wired internet.

This home benefits from a wealth of amenities right on the doorstep, including nearby paths and green spaces ideal for dog walking and enjoying the outdoors, as well as a Sainsbury's Local, fish and chip shop, and doctor's surgery all within easy walking distance.

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: See Ofcom link for speed: <https://checker.ofcom.org.uk/>

Mobile signal/coverage: See Ofcom link <https://checker.ofcom.org.uk/>

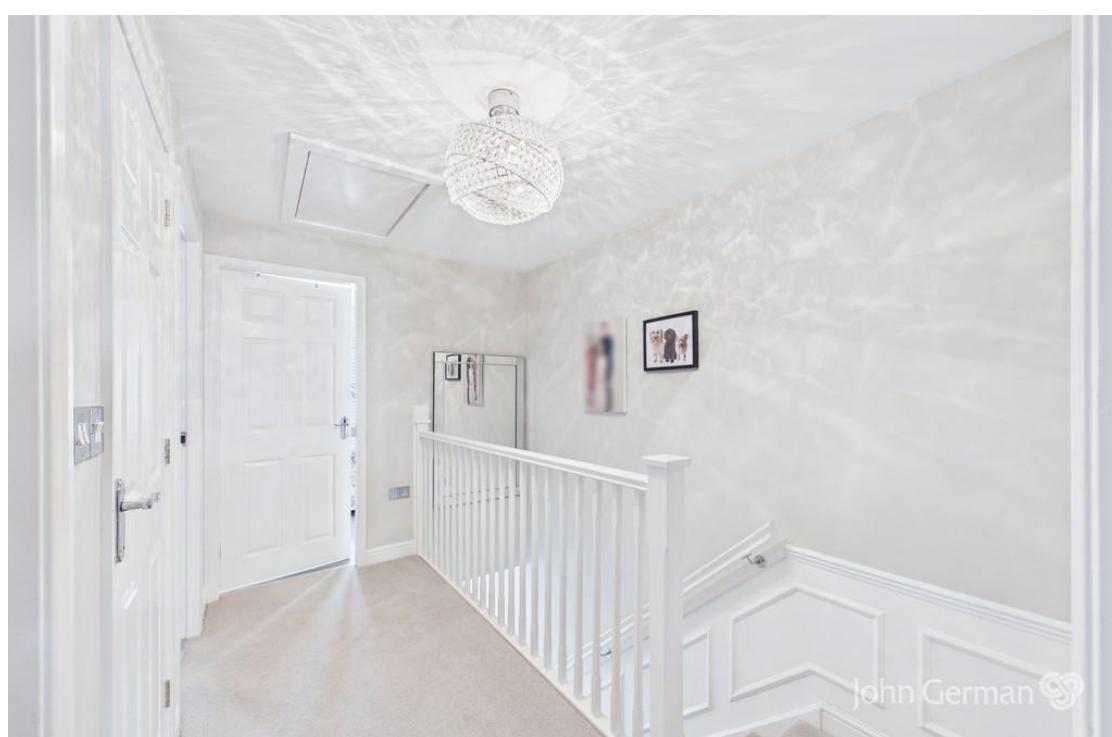
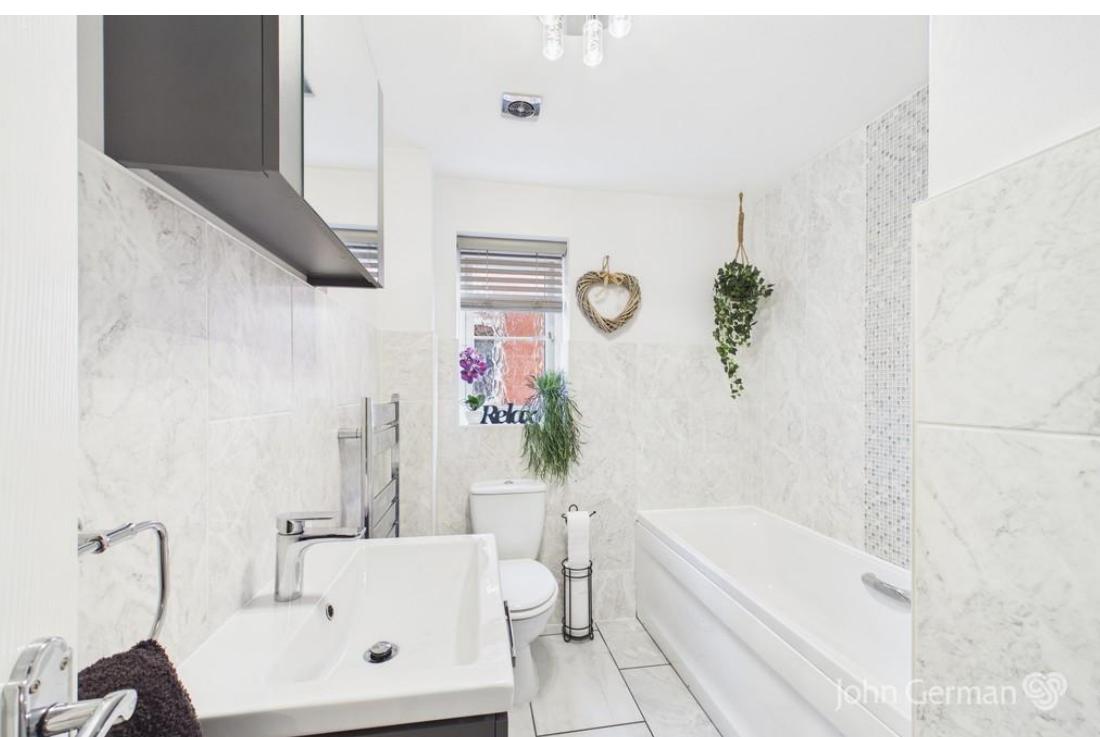
Local Authority/Tax Band: South Derbyshire District Council / Tax Band D

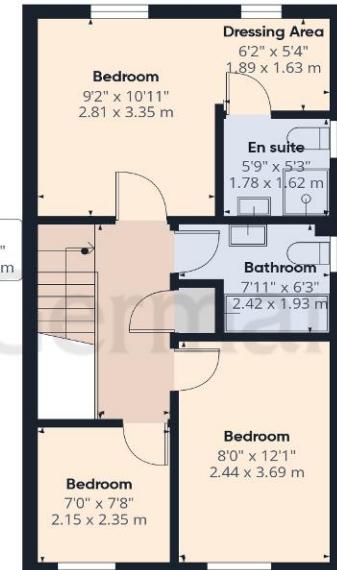
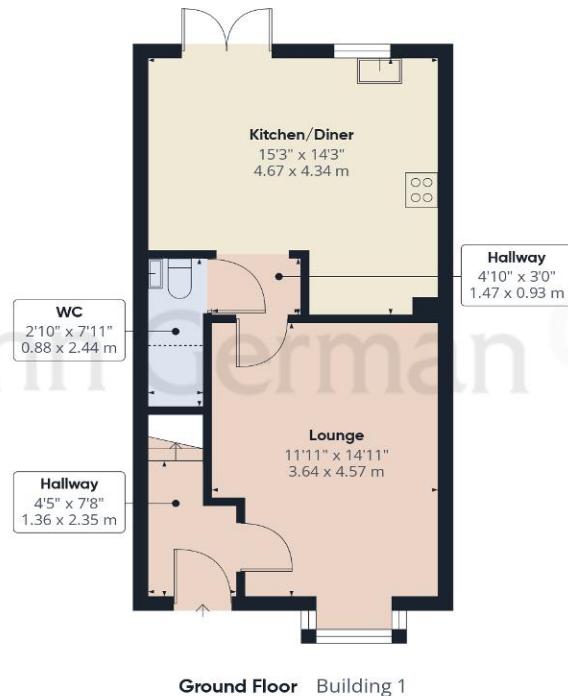
Useful Websites: www.gov.uk/government/organisations/environment-agency

Our Ref: JGA/18022026

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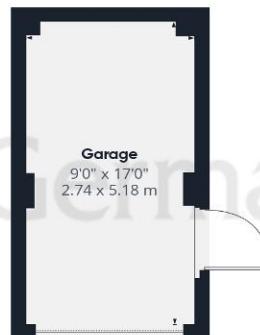


Approximate total area⁽¹⁾

1017 ft²
94.5 m²

Reduced headroom

9 ft²
0.8 m²



⁽¹⁾ Excluding balconies and terraces

Reduced headroom

..... Below 5 ft/1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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Agents' Notes

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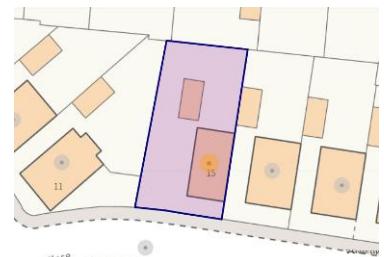
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John German

129 New Street, Burton-On-Trent, Staffordshire, DE14 3QW

01283 512244

burton@johngerman.co.uk



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