

# 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](http://www.gov.uk/government/organisations/environment-agency)

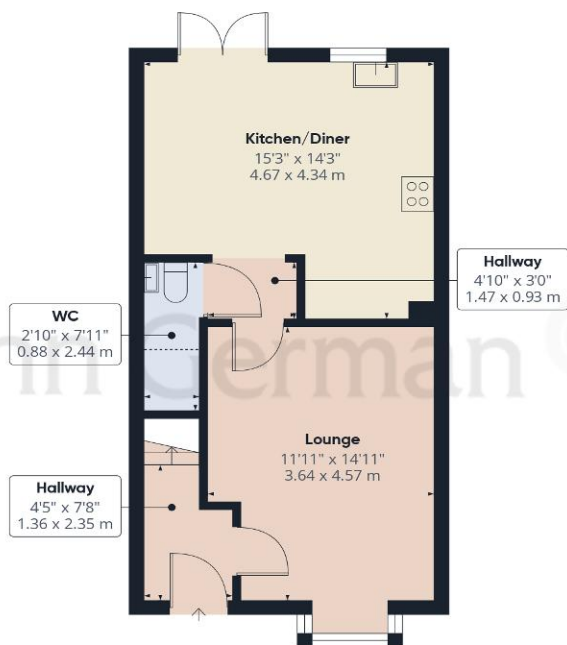
**Our Ref:** JGA/18022026

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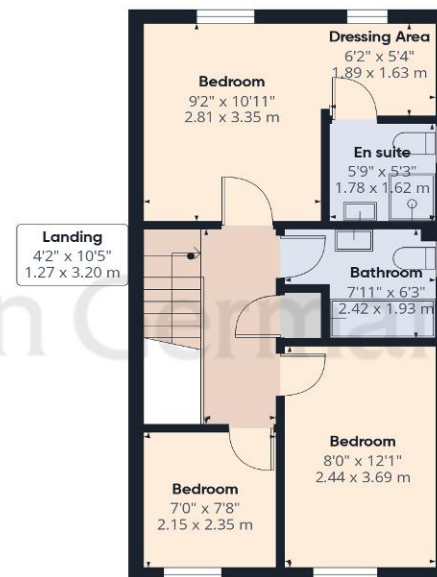




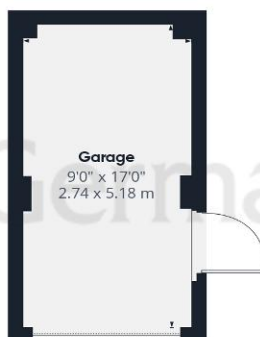




Ground Floor Building 1



Floor 1 Building 1



Ground Floor Building 2

**Approximate total area<sup>(1)</sup>**

1017 ft<sup>2</sup>

94.5 m<sup>2</sup>

**Reduced headroom**

9 ft<sup>2</sup>

0.8 m<sup>2</sup>

(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.

GIRAFFE360



## 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.

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.

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**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		112 A
81-91	B		
69-80	C	78 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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