

Hall Street

Church Gresley, Swadlincote, DE11 9QU

John German



FOR SALE
John German
Sales & Lettings
01283 51244



Hall Street

Church Gresley, Swadlincote, DE11 9QU

£225,000

A brand new and superb semi detached home offering a fabulous first time family home with solar panels enhancing energy efficiency together with a lovely layout including dining kitchen, dual aspect lounge, master bedroom with en suite, two further bedrooms, family bathroom, driveway and gardens.

Situated in the popular residential location of Church Gresley, handy for a wide range of amenities and schools for all ages is this superb semi detached new home with enhanced energy efficiency provided by solar panels.

Standing on a lovely plot with front garden, long driveway to side and garden to rear. The front entrance door opens into a spacious reception hallway with staircase off to first floor and doors leading off.

On the ground floor the highlight is a lovely dining kitchen with French doors opening out to the rear garden. The kitchen area is fitted with a range of base and eye level units together with an integrated oven, hob and extractor.

Across the hallway is a light and airy dual aspect lounge with windows front and rear.

Completing the ground floor accommodation is the guest WC with dose coupled WC and wash hand basin.

To the first floor, the generously sized landing has doors leading off to three bedrooms with the master offering a good sized double bedroom benefitting from an ensuite shower room with shower cubicle, pedestal wash hand basin and WC.

There are two further bedrooms, both sharing a well appointed family bathroom with panelled bath, pedestal wash hand basin and WC.

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

Property construction: Standard

Parking: Drive

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

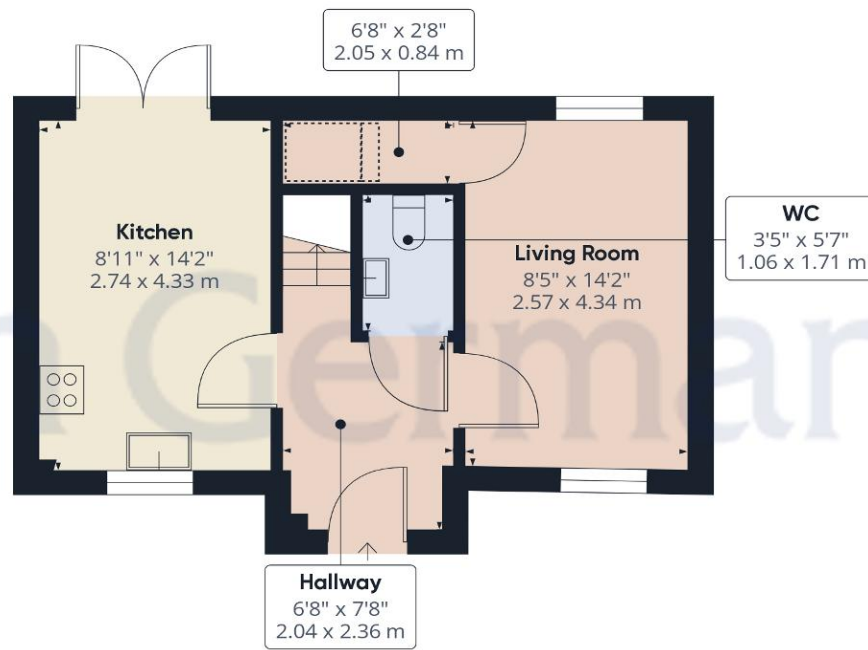
Useful Websites: www.gov.uk/government/organisations/environment-agency

Our Ref: JGA/05072024

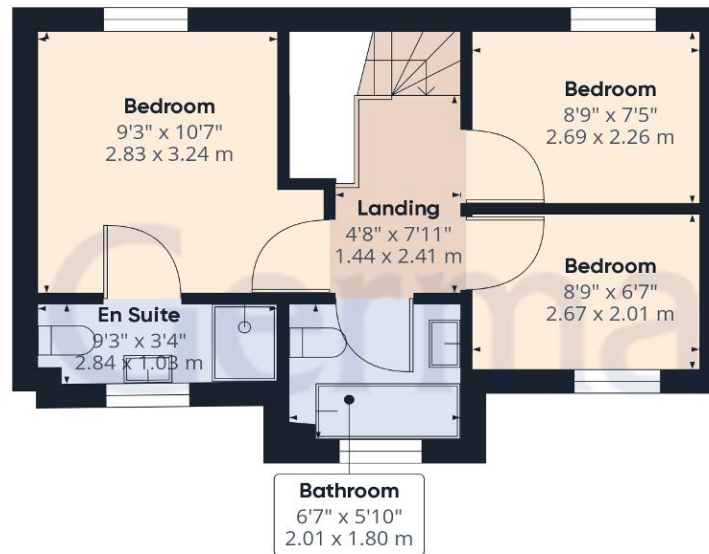
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Ground Floor



Floor 1

Approximate total area⁽¹⁾

700.95 ft²
65.12 m²

Reduced headroom

9.96 ft²
0.93 m²

(1) Excluding balconies and terraces

 Reduced headroom
(below 1.5m/4.92ft)

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

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Agents' Notes

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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.

AWAITING EPC MEDIA



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