

Hall Street

Church Gresley, Swadlincote, DE11 9QU

John German





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£225,000

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

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 close 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 en suite 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).

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

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

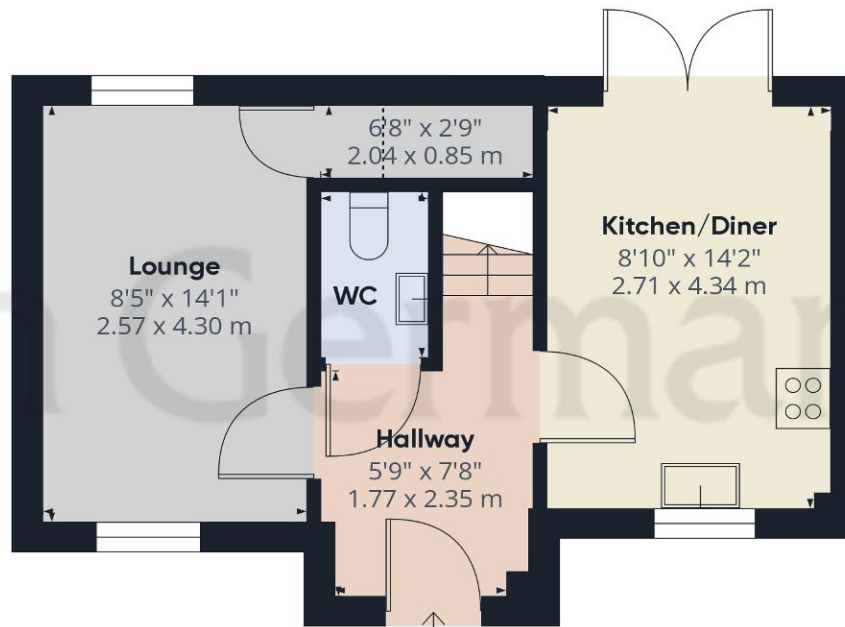
www.southderbyshire.gov.uk

Our Ref: JGA/27092024

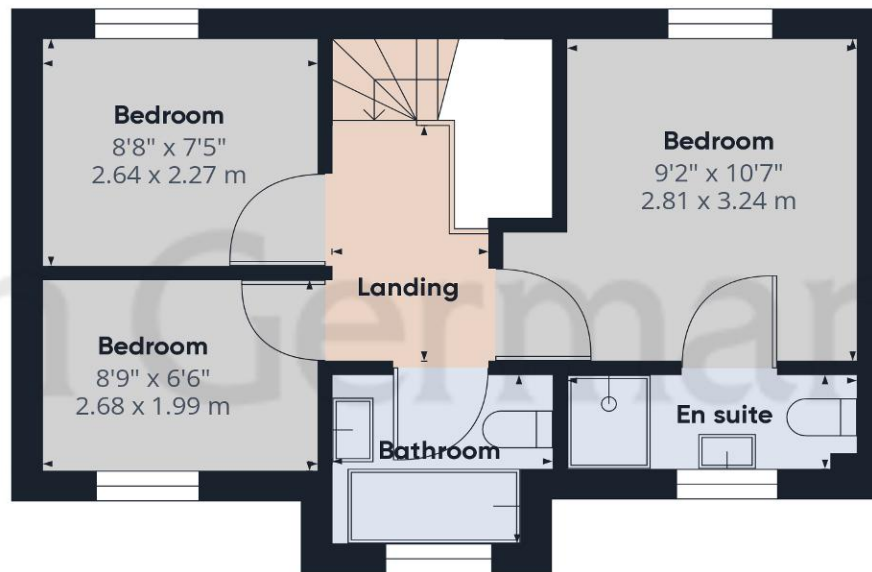
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Ground Floor



Floor 1

Approximate total area⁽¹⁾

685.55 ft²

63.69 m²

Reduced headroom

12.06 ft²

1.12 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 are based on RICS IPMS 3C standard.

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Agents' Notes

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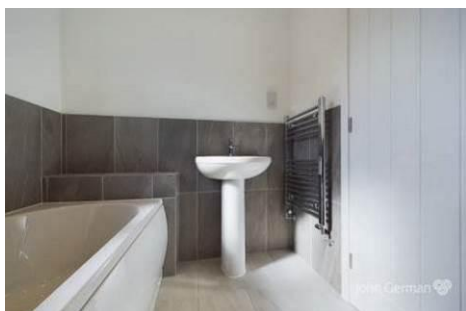
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