

# Hall Street

Church Gresley, Swadlincote, DE11 9QU



An impressive brand new energy efficient bungalow, beautifully designed with a superb open plan kitchen/dining/living space opening out to gardens, two spacious bedrooms including a master with en-suite plus a separate bathroom, and a driveway, set in a secluded position.

£320,000



John German

An amazing brand new bungalow, with the interior currently being fitted out, you can now see is beautifully designed and you could be its first owner!

Set to the rear of this small bespoke development with parking and a garden to the rear, shown by the site plan. The location is handy for amenities and just a short drive from the town centre.

The front door opens into a welcoming entrance hall with a large open plan kitchen/dining/living space perfect for modern life opening out to the garden.

Both bedrooms are a generously size with the master having its own ensuite shower room plus a separate well appointed bathro om too located off the entrance hall.

The bungalow has the benefit of solar panels enhancing its energy efficiency.

**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:** Mains 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/>

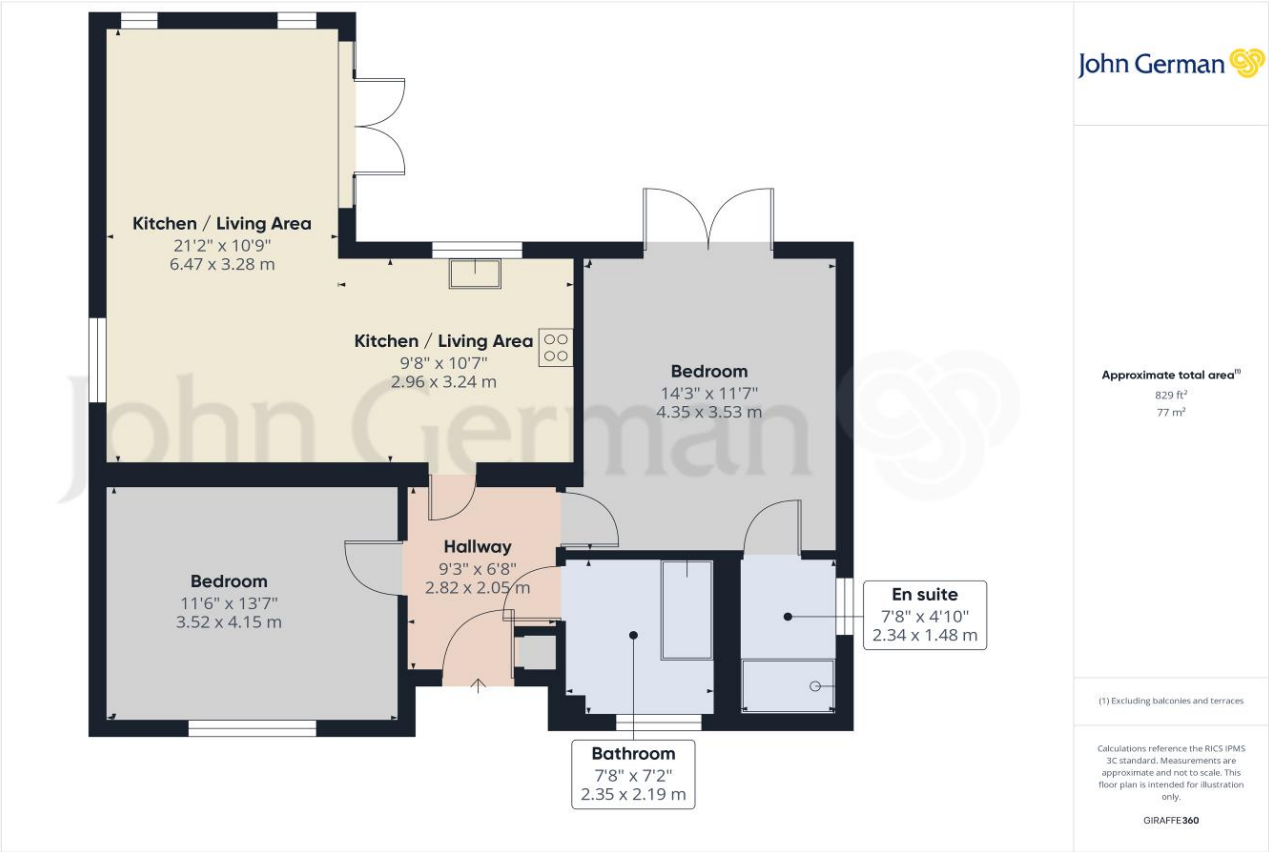
**Local Authority/Tax Band:** South Derbyshire District Council / Tax Band TBC

**Useful Websites:** [www.gov.uk/government/organisations/environment-agency](http://www.gov.uk/government/organisations/environment-agency)

**Our Ref:** JGA/090992025

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