



£320,000

4 Bedroom Detached House for sale
Portsmouth Close Church Gresley, Swadlincote



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SALES AND LETTINGS



Overview

Picture your family thriving in this impressive 4-bed detached home in a quiet cul-de-sac. Benefitting from a spacious layout, open-plan kitchen/diner, separate lounge, landscaped garden, carport and garage, it's not one to miss!



Key Features

- Carport and Garage
- Open plan kitchen diner
- Utility room
- Dual aspect living room
- Three doubles and one single bedroom
- Bathroom, ensuite and toilet
- Landscaped garden
- Close to schools, shops and amenities







Nestled in a quiet cul-de-sac in the popular village of Church Gresley, this impressive four-bedroom detached property offers spacious and versatile living accommodation across three storeys. This property is ideally located, with close proximity to schools, shops and local amenities.

The heart of the home is the spacious kitchen diner, featuring a range cooker, plenty of cupboards and an undercounter space for a dishwasher, as well as ample space for dining. Imagine family gatherings and entertaining friends in this delightful space, with French doors opening to seamlessly blend indoor and outdoor living. A practical utility room provides additional space for laundry and storage. The ground floor also has a handy downstairs toilet, ideal for guests.

The first floor has a main bedroom with an en-suite bathroom, perfect for unwinding after a long day. The separate, dual-aspect living room provides a bright and airy space for relaxation and entertaining.

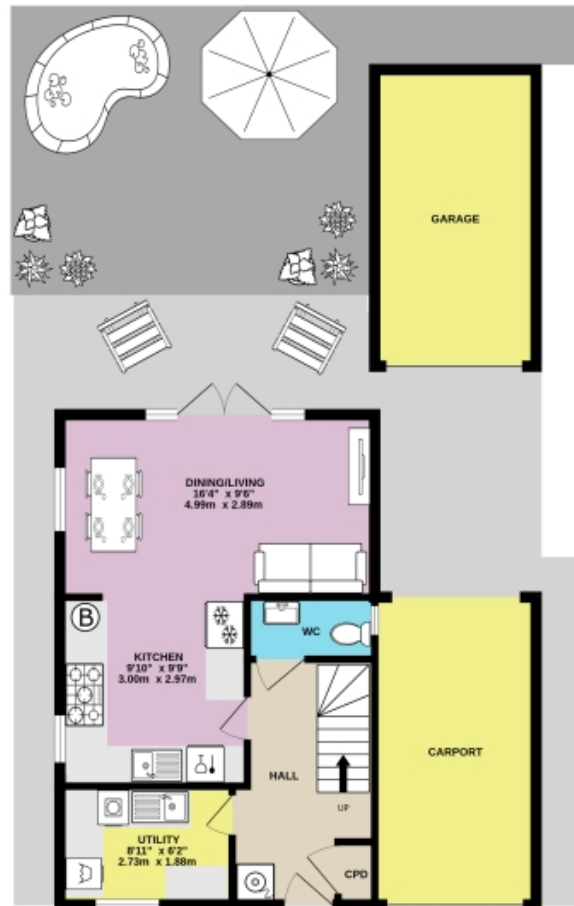


The second floor provides two further double bedrooms, one of which benefits from built-in wardrobes, offering excellent storage solutions and a clutter-free living space. A versatile single bedroom, currently utilised as an office, provides a quiet and dedicated workspace, ideal for those who work from home or require a study area. A family bathroom is located on this floor and has a toilet, sink, and over-bath shower.

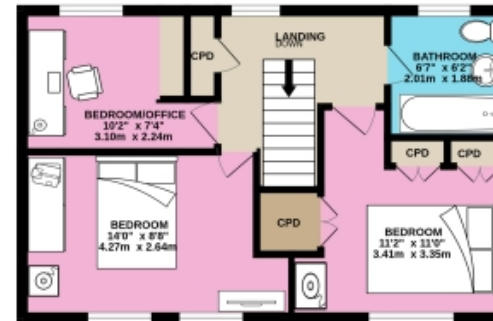
Externally, a carport and garage provide ample off-road parking. The delightful garden is a haven for outdoor living. Picture yourself enjoying sunny afternoons and evenings in this outdoor space, featuring a pond, gazebo, bar, and decking area with hot tub, perfect for entertaining, relaxing, and enjoying the outdoors. The garden offers a tranquil escape, ideal for hosting barbecues, enjoying a quiet drink or simply soaking up the sunshine.

Floorplans

GROUND FLOOR
681 sq.ft. (63.3 sq.m.) approx.



2ND FLOOR
403 sq.ft. (37.4 sq.m.) approx.



1ST FLOOR
398 sq.ft. (37.0 sq.m.) approx.



4-BED DETACHED TOWN HOUSE

TOTAL FLOOR AREA : 1482 sq.ft. (137.7 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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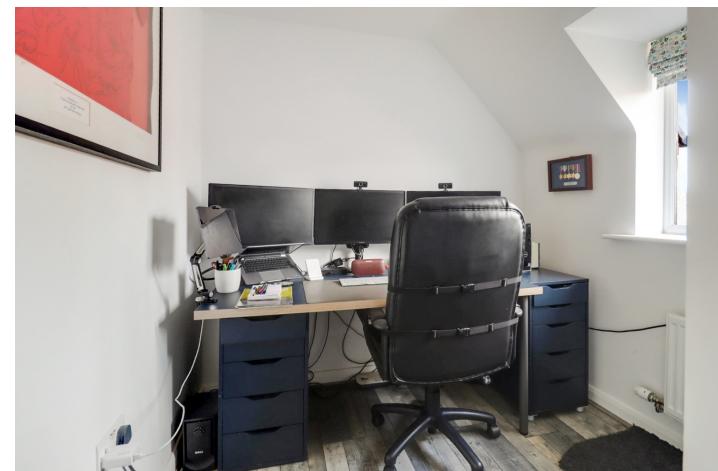
Floorplans



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| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+ | A | | |
| 81-91 | B | | 88 B |
| 69-80 | C | 79 C | |
| 55-68 | D | | |
| 39-54 | E | | |
| 21-38 | F | | |
| 1-20 | G | | |



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