



£400,000

5 Bedroom Detached House for sale

PORTSMOUTH CLOSE CHURCH GRESLEY, SWADLINCOTE



EweMove
SALES AND LETTINGS



Overview

Offered with no upward chain! This fantastic 5-bed detached home has everything any family could ever need. From spacious living areas, ample bathrooms and well proportioned bedrooms, there's plenty of space for a large or growing family. A must see!



Key Features

- No upward chain!
- 4 double bedrooms & 1 single
- Bathroom, Shower room, En-suite & WC
- Double garage & drive
- Kitchen-dining-living area
- Seperate dual aspect living room with bay window
- Utility Room
- Great location on popular estate





Offered with no upward chain! Located at the end of a quiet cul-de-sac within the highly popular 'Drum and Monkey' estate in Church Gresley, this impressive five-bedroom detached family home offers an abundance of space and versatility across three storeys. Perfectly designed for modern living, this property combines spacious interiors with a practical, low-maintenance exterior.

The spacious hallway provides a warm welcome and sets the tone for the generous living space found throughout the home. The heart of this property is the open-plan kitchen, dining, and living area, creating a fantastic social hub for everyday family life and entertaining. Due to the bay patio doors, this area is a bright and enjoyable place to be. In addition to this open-plan space, a separate living room, with dual aspect windows, provides a cozy retreat for quiet evenings or more formal gatherings. A practical utility room offers additional space for laundry and storage, while a convenient downstairs toilet adds to the functionality of the ground floor.

The first floor has the main bedroom, which is very spacious and benefits from built-in wardrobes and a private en-suite. This floor also features two further well-proportioned double bedrooms, also with built-in wardrobes, and a well-appointed family bathroom, ensuring ample space and convenience for all.

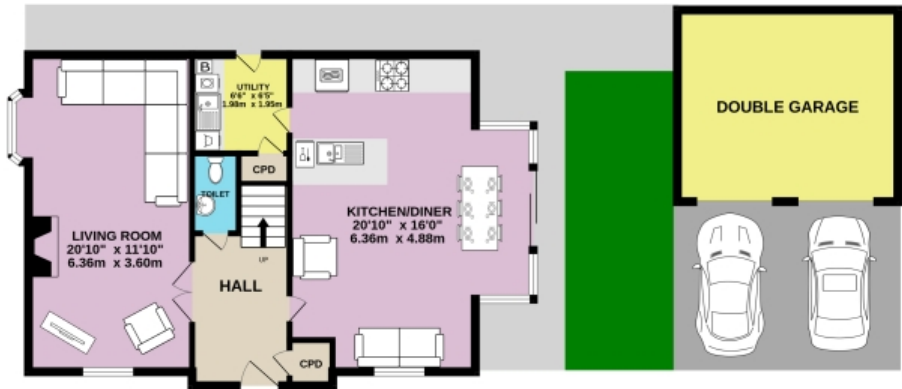
The second floor reveals the property's true versatility. Here, a further double bedroom and a single bedroom provide ideal spaces for older children, a guest suite, or a dedicated home office. A shower room on this floor adds to the overall convenience.

Externally, the property is designed for ease and practicality. A driveway provides parking for two cars and leads to a double garage, offering secure parking and excellent additional storage. The low-maintenance, south-west facing garden is enclosed by walls and fences for privacy and provides a peaceful outdoor space without the need for extensive upkeep. There is also a handy space down the side of the property for storing the bins, as well as two

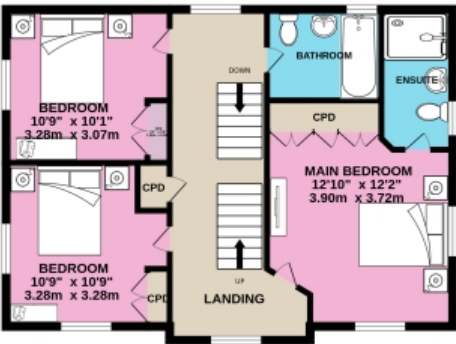


Floorplans

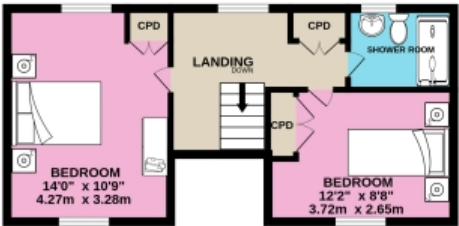
GROUND FLOOR
845 sq.ft. (78.5 sq.m.) approx.



1ST FLOOR
621 sq.ft. (57.7 sq.m.) approx.



2ND FLOOR
384 sq.ft. (35.6 sq.m.) approx.



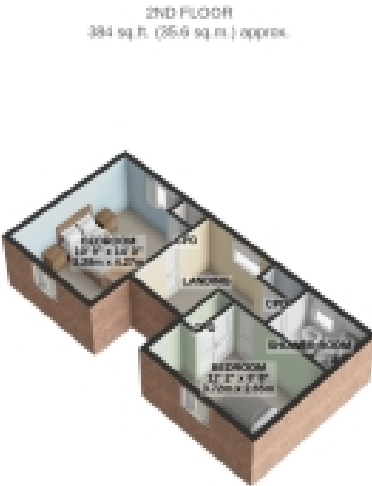
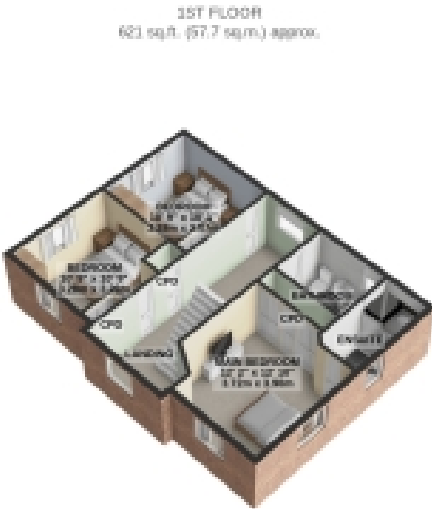
5 BED DETACHED WITH DOUBLE GARAGE

TOTAL FLOOR AREA : 1850 sq.ft. (171.9 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		85 B
69-80	C	77 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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