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1B Park Road  
Church Gresley  
Swadlincote  
Derbyshire  
DE11 9QE

Price  
£239,950

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- Newly built mid town house
- Architects Certificate
- Accommodation arranged over three floors
- Entrance hall and guest cloakroom
- Lounge and kitchen
- Three bedrooms and bathroom to first floor
- Second floor master suite including bedroom, dressing area and en-suite
- Driveway to front
- Garden to rear
- Views over Gresley Common to front

SCARGILL  
MANN & CO

EST. 1995

## GENERAL INFORMATION

### THE PROPERTY

Nearing completion is this newly built mid townhouse with a lovely outlook over Gresley Common to the front. The gas centrally heated and fully double glazed accommodation will have carpets and flooring laid throughout, and in brief comprises of an entrance hall with a useful storage cupboard, guest cloakroom, modern fitted kitchen with built-in hob and oven, and a good size lounge with doors opening into the rear garden. At the first floor are three bedrooms and a bathroom. To the second floor is a master suite, with bedroom, dressing area and en-suite shower room.

Outside there will be hard standing to the front for vehicles. A path down the side of the property will lead to a rear garden.

### LOCATION

Park road is conveniently located with views over Gresley Common, and is close to walks, supermarkets, restaurants and schooling.

### ACCOMMODATION

#### FRONT ENTRANCE DOOR

Provides access to:

#### HALLWAY

0.95 x 3.89 (3'1" x 12'9")

Having attractive flooring, door to lounge, door to kitchen, useful storage cupboard, stairs to first floor landing and further door to:

#### GUEST CLOAKROOM

1.66 x 1.8 (5'5" x 5'11")

Fitted with a pedestal wash hand basin and w.c. Obscure window to front aspect, radiator and recess ceiling down-lights.

#### LOUNGE

4.99 x 3.13 min 4.15 max (16'4" x 10'3" min 13'7" max)

Having french doors with glazed side panels leading out onto the rear garden. Ceiling lights points, radiators and under-stairs storage cupboard.

#### FITTED KITCHEN

2.09 x 3.37 (6'10" x 11'1")

Fitted with a range of hi-gloss fronted base cupboards and drawer units with matching wall mounted cabinets over. Worktops with matching up-stands are inset with a one and a quarter stainless steel sink and side drainer with mixer tap over, plus a four ring gas hob with integrated oven beneath and stainless steel extractor hood over. There is plumbing and space for washing machine, plus further space for fridge/freezer. A matching cupboard houses the gas fired domestic hot water and central heating boiler. There are recess ceiling down-lights and a window to the front aspect.

#### FIRST FLOOR ACCOMMODATION







#### LANDING

With stairs to second floor landing and doors leading off.

#### BEDROOM TWO

2.84 x 4.16 (9'4" x 13'8")

Having window to rear aspect, radiator and ceiling light point.

#### BEDROOM THREE

2.25 x 3.57 (7'5" x 11'9")

Having window to front aspect offering lovely views over Gresley Common. Radiator and ceiling light point.

#### BEDROOM FOUR

1.79 x 2.57 (5'10" x 8'5")

With window to front aspect, again offering views. Radiator and ceiling light point.

#### BATHROOM

1.87 x 2.24 (6'2" x 7'4")

Fitted with a panelled bath with tiled surround and wall mounted Triton electric shower over with glazed side screen. Pedestal wash hand basin with tiled surround, and w.c. There are recess ceiling down-lights and extractor fan.

#### SECOND FLOOR ACCOMMODATION

##### LANDING.

Opening to:

##### MASTER SUITE

Incorporating:

#### BEDROOM

4.19 max 3.08 min x 3.84 (13'9" max 10'1" min x 12'7")

With window to front aspect, useful eaves storage area and radiator.

#### DRESSING AREA

2.6 x 1.85 (8'6" x 6'1")

Having Velux window, recess ceiling down-lights, eaves storage area, radiator and door to:

#### EN-SUITE SHOWER ROOM

1.46 x 3.08 (4'9" x 10'1")

Fitted with a fully tiled corner shower enclosure, w.c., and pedestal wash hand basin with tiled surrounds. Velux window and recess ceiling down-lights.

#### OUTSIDE AND GARDENS

There will be an attractive block paved drive to the front for vehicular parking. Access to the rear garden will be via a pathway down the side of number 1A along the back and a gate at the rear of the garden will give access onto a lawn with patio

#### PLEASE NOTE

Internal photographs are of a neighbouring property to show an example of the finish only. This property is currently in the course of being completed.

#### TENURE

Our client advises us that the property is freehold. Should you proceed with the purchase of this property this must be verified by your solicitor.

#### COUNCIL TAX BAND

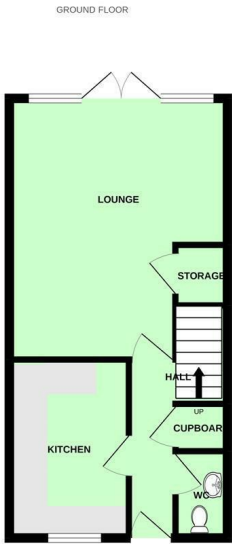
South Derbyshire District Council - to be banded.

#### VIEWING

Strictly by appointment through Scargill Mann & Co - Burton office (ACB/DLW June 2022)/A

#### CONDITIONS OF SALE

These particulars are thought to be materially correct though their accuracy is not guaranteed and they do not form part of a contract. All measurements are estimates. All electrical and gas appliances included in these particulars have not been tested. We would strongly recommend that any intending purchaser should arrange for them to be tested by an independent expert prior to purchasing. No warranty or guarantee is given nor implied against any fixtures and fittings included in these sales particulars.



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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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales <span style="float: right;">EU Directive 2002/91/EC</span>		

**SALES OFFICE**  
 Unit 17 Eastgate Business Centre  
 Eastern Avenue  
 Burton upon Trent  
 DE13 0AT  
 T: 01283 548194 /01332 208820  
 E: sales@scargillmann.co.uk

**LETTINGS OFFICE**  
 17 Mallard Way  
 Pride Park  
 Derby  
 DE24 8GX  
 T: 01332 206620  
 E: lettings@scargillmann.co.uk