



Brunel Way, Church Gresley,  
Swadlincote



4



3



2



Guide price £320,000



## Key Features

- Four Bedroomed Extended Detached Home
- Two Reception Rooms
- Two Bedrooms With En-Suites
- Large Extended Garage & Utility
- Viewings A Must
- 
- EPC rating C
- Freehold





Newton Fallowell are pleased to be able to offer for sale this extended four bedroomed detached modern property on the desirable Drum & Monkey Estate in Church Gresley. Benefitting from a large extension to the ground floor the accommodation in brief comprises: - entrance hall, lounge, dining kitchen, guest cloak room, utility room and garage, on the first floor a landing leads to two bedrooms and a Jack and Jill bathroom and on the second floor a landing leads to the master bedroom and bedroom two, both having en-suites. Viewings are highly recommended.

#### Accommodation In Detail

Wooden double glazed door leading to:

#### Entrance Hall

having staircase rising to first floor, consumer unit for electrics, doorbell chime and one central heating radiator.

#### Lounge 3.94m x 4.4m (12'11" x 14'5")

having two central heating radiators, media points, Upvc double glazed bow window to front elevation and built-in understairs storage with automatic lighting.

#### Dining Kitchen

featuring:

#### Kitchen Area 3.94m x 3.32m (12'11" x 10'11")

having range of base and wall mounted units, solid wood work top, four ring gas hob with extractor over, electric oven, integrated fridge/freezer and dishwasher, stainless steel sink with chrome mixer tap, under counter lighting, glass splashback, space for island breakfast bar and one central heating radiator.

#### Dining Area 3.65m x 3.22m (12'0" x 10'7")

having control for thermostat, underfloor heating, Upvc double glazed French doors with side panels leading to the rear garden and two large Velux windows.

#### Guest Cloak Room 0.97m x 2.08m (3'2" x 6'10")

having low level wc with continental flush, space saving vanity wash basin with chrome mixer tap, half height tiling, one central heating radiator and obscure Upvc double glazed window to side elevation.

#### Garage/Utility 3.88m x 9.94m (12'8" x 32'7")

having wood effect laminate work top, space for washing machine and tumble dryer, houses the gas fired combination boiler, over head loft storage, Upvc double glazed French doors leading out to the rear patio, Velux window and electric roller shutter door to front elevation.

#### On The First Floor

#### Landing

having staircase rising to second floor, space for a desk, one central heating radiator, media points and Upvc double glazed window to front elevation.

#### Bedroom Three 5m x 3.56m (16'5" x 11'8")

having electric fire with marble hearth and wooden surround, Samsung air-conditioning unit, BT point and Upvc double glazed window to rear elevation.

#### Bedroom Four 2.51m x 2.67m (8'2" x 8'10")

having one central heating radiator and Upvc double glazed window to front elevation.

#### Jack & Jill Bathroom 2.51m x 1.9m (8'2" x 6'2")

having low level wc, pedestal wash basin with chrome taps. bath with chrome mixer tap and hand held shower, half height tiling, one central heating radiator, shaver point, extractor fan and obscure Upvc double glazed window to side elevation.





## On The Second Floor

### Landing

having access to loft space, storage cupboard housing the hot water cylinder and one central heating radiator.

### Master Bedroom 5m x 3.2m (16'5" x 10'6")

having built-in triple wardrobes, one central heating radiator and Upvc double glazed window to rear elevation.

### En-Suite 2.06m x 1.75m (6'10" x 5'8")

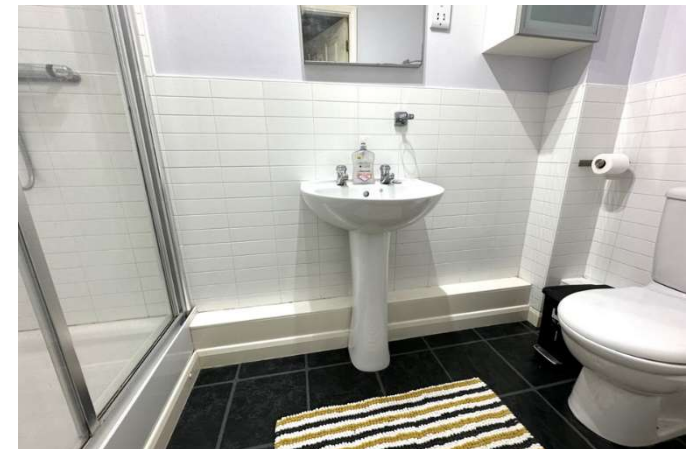
having low level wc, pedestal wash basin with chrome taps, shower cubicle, shaver point, extractor fan and one central heating radiator.

### Bedroom Two 5m x 2.76m (16'5" x 9'1")

having media points, one central heating radiator and Upvc double glazed window to front elevation.

### En-Suite 2.78m x 1.2m (9'1" x 3'11")

having low level wc, pedestal wash basin with chrome taps, double width enclosed shower cubicle with thermostat controlled shower, one central heating radiator, shaver point, half height tiling and extractor fan.





## Outside

To the front of the property is a driveway providing parking for two vehicles along with a fore garden. To the rear is a fully enclosed garden with a large natural stone patio, Sandstone retaining wall, artificial grassed area, mature trees and bushes.

## Services

All mains services are believed to be connected to the property.

## Measurement

The approximate room sizes are quoted in metric. The imperial equivalent is included in brackets.

## Tenure

Freehold - with vacant possession upon completion. Newton Fallowell recommend that purchasers satisfy themselves as to the tenure of the property and we would recommend that they consult a legal representative such as a Solicitor appointed in their purchase.

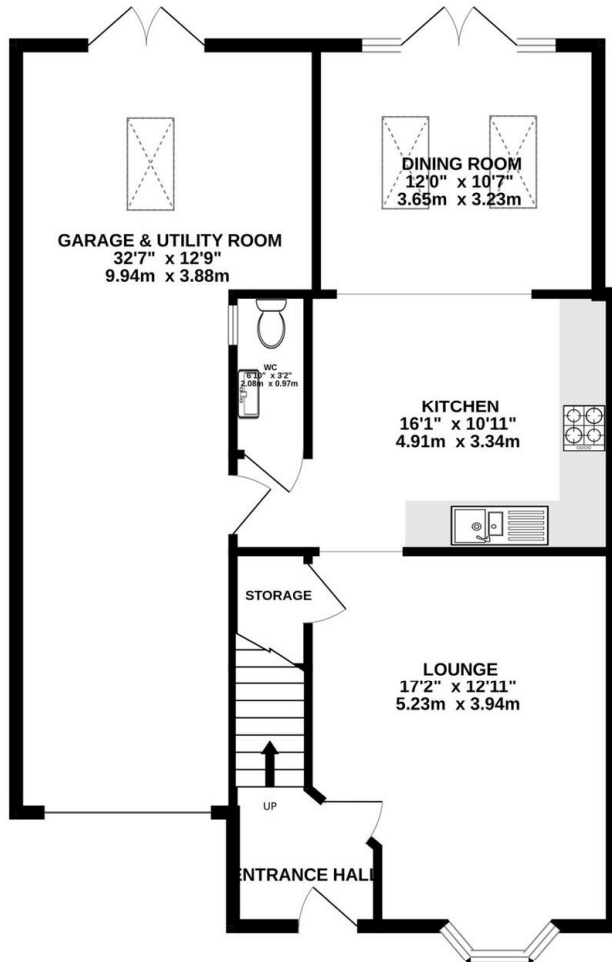
## Note

The services, systems and appliances listed in this specification have not been tested by Newton Fallowell and no guarantee as to their operating ability or their efficiency can be given. Anti-Money Laundering Regulations – Intending purchasers will be required to provide identification documents via our compliance provider, Coadjute, at a cost of £45 plus VAT per transaction. This will need to be actioned at the offer stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.

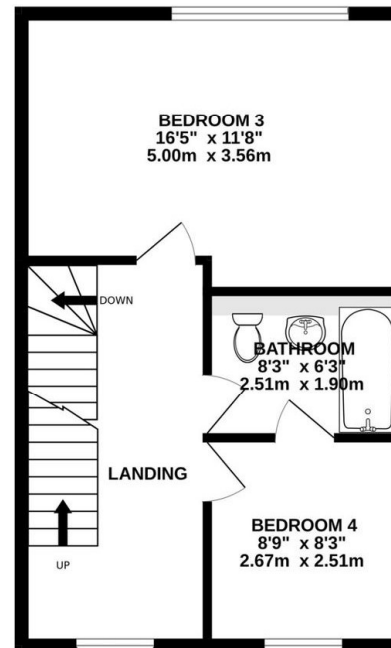




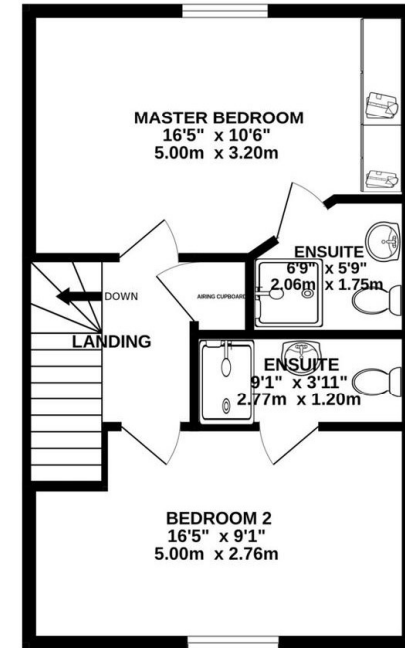
GROUND FLOOR  
900 sq.ft. (83.6 sq.m.) approx.



1ST FLOOR  
432 sq.ft. (40.1 sq.m.) approx.



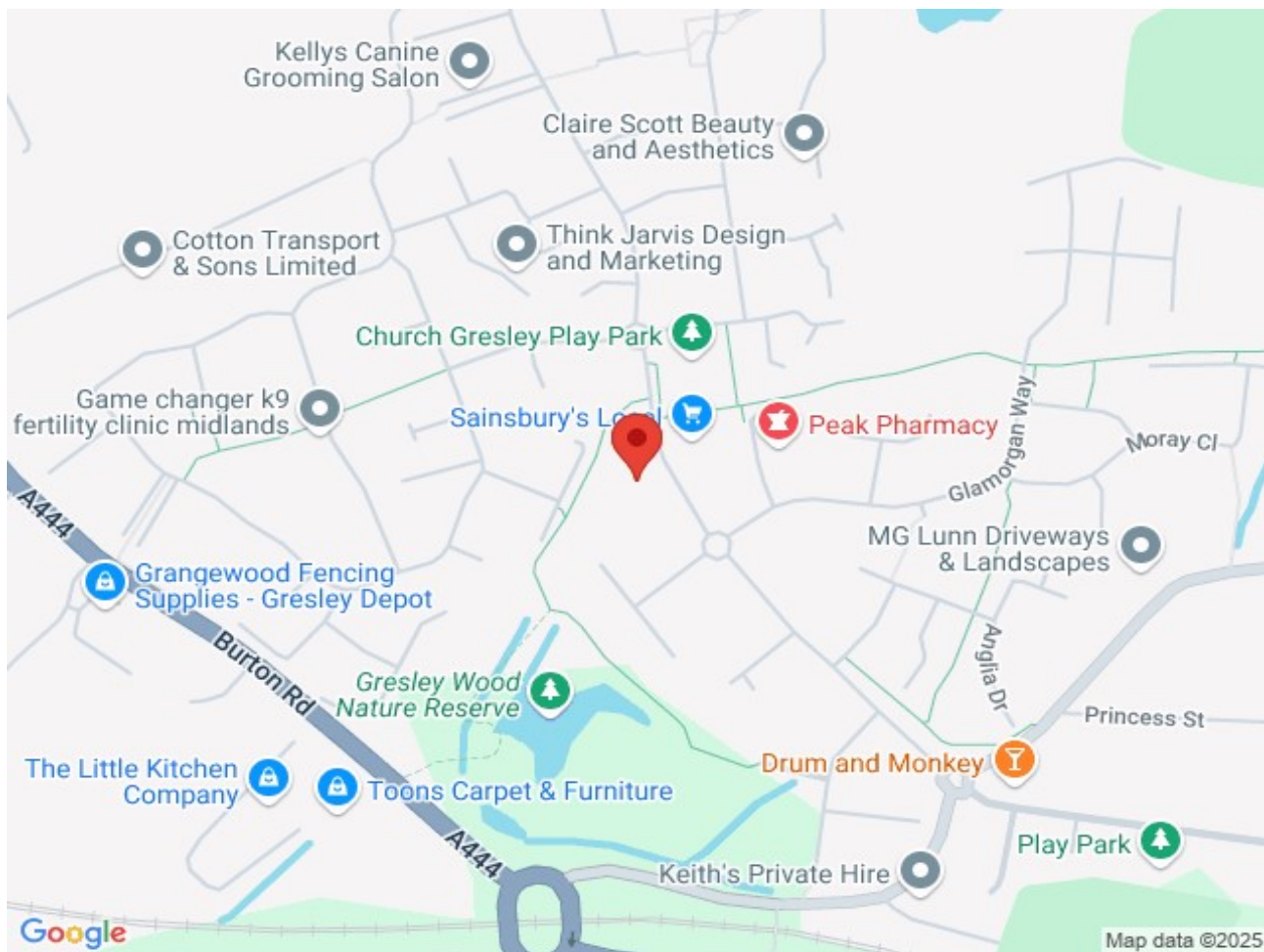
2ND FLOOR  
432 sq.ft. (40.1 sq.m.) approx.



TOTAL FLOOR AREA : 1764 sq.ft. (163.9 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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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		
(55-68) D		66
(39-54) E	45	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC
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