



Penkridge Road, Church Gresley,
Swadlincote



£225,000



Key Features

- Semi Detached Home
- Three Bedrooms
- Popular Cul De Sac Location
- Well Presented Throughout
- Upvc Double Glazing & Gas Fired Central Heating
- Re-Fitted Kitchen
- EPC rating D
- Freehold





Newton Fallowell are pleased to be able to offer for sale this well presented three bedroomed semi detached home located in this popular and convenient residential location. In brief the accommodation comprises: - entrance hall, guest cloak room, good sized lounge, large open plan re-fitted dining kitchen, conservatory and on the first floor a landing leads to three well proportioned bedrooms and family bathroom. Outside to the front is a had landscaped fore garden with an adjacent driveway providing ample parking and to the rear is a large seating patio area and shaped lawn.

Accommodation In Detail

Half obscure leaded composite entrance door leading to:

Entrance Hall

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

Guest Cloak Room

having low level wc, vanity wash basin with cupboards under, one central heating radiator, oak effect laminate flooring and obscure Upvc double glazed window to front elevation.

Sitting Room 4.43m x 4.83m (14'6" x 15'10")

having staircase rising to first floor, one central heating radiator, engineered oak flooring, coving to ceiling, Upvc double glazed window to front elevation and half obscure glazed door leading to:

Dining Kitchen 4.44m x 2.5m (14'7" x 8'2")

having a good range of high gloss white base and wall mounted units with complementary rolled edged working surfaces, stainless steel sink and draining unit, plumbing for washing machine, ceramic tiling to floor, useful understairs storage cupboard, wall mounted Worcester condensing combi gas fired central heating boiler, Upvc double glazed window to rear elevation, four ring gas hob with electric oven under and stainless steel extractor over and Upvc double glazed French doors opening through into:

Conservatory 3.32m x 2.55m (10'11" x 8'5")

having Upvc double glazed windows with various top opening lights, tri-polycarbonate panelled roof, ceramic tiling to floor and Upvc double glazed French doors opening onto the rear patio.

On The First Floor

Landing

having access to loft space, fitted smoke alarm and coving to ceiling.

Master Bedroom 2.58m x 4.06m (8'6" x 13'4")

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

Bedroom Two 2.6m x 3.3m (8'6" x 10'10")

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

Bedroom Three 3.13m x 1.78m (10'4" x 5'10")

having Upvc double glazed window to front elevation, one central heating radiator and overstairs storage cupboard.

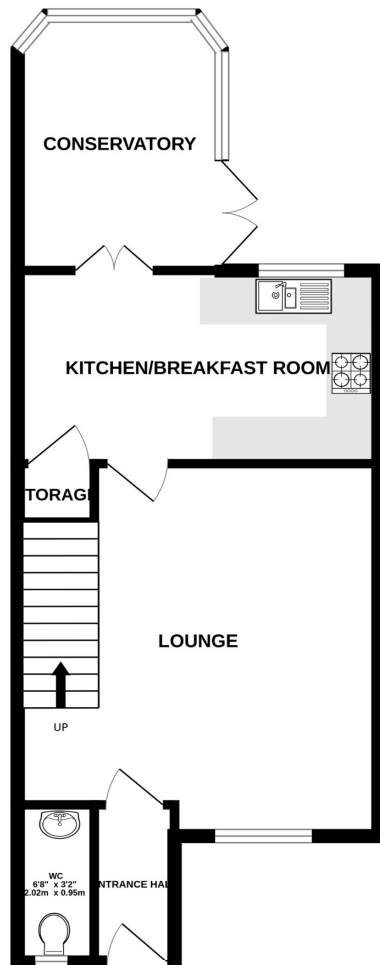
Bathroom

having three piece white suite comprising panelled bath with fitted electric shower over, pedestal wash basin, low level wc, full tiling complement to walls, fitted shaver point, extractor vent, obscure Upvc double glazed window to rear elevation and heated chrome ladder towel radiator.

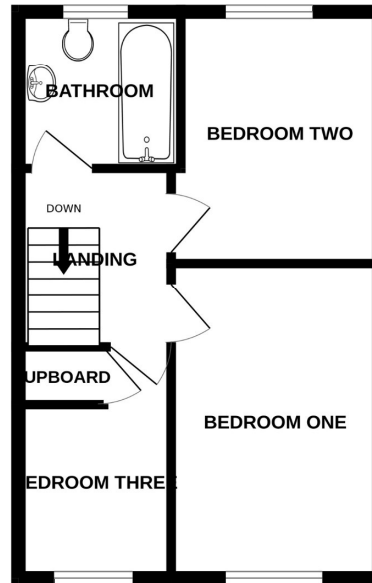
Outside

To the front of the property is a driveway and hard landscaped fore garden. To the rear is a pleasant private garden screened well by timber fencing and featuring a good sized shaped patio which in turn leads to a lawned garden, beyond which is a further area of ground where a shed is erected.

GROUND FLOOR



1ST FLOOR



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.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		84
(69-80) C		
(55-68) D	68	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC
WWW.EPC4U.COM		