



Moray Close, Church Gresley,
Swadlincote



£270,000



Key Features

- Three Bedroom Detached
- Overlooking Woodlands To Front
- South Facing Garden
- Dining Kitchen
- Guest Cloak Room
- Master With En-Suite & Dressing Room
- EPC rating C
- Freehold





Newton Fallowell are pleased to be able to offer for sale this well presented three bedroomed detached family home located at the end of a private driveway on a quiet cul de sac location. The property overlooks woodlands to frontage and has a well landscaped south facing rear garden. in brief the accommodation comprises: - entrance hall, lounge, dining kitchen, guest cloak room and on the first floor a landing leads to three bedrooms, master with dressing room and en-suite and a family bathroom. Externally the property has a enclosed rear garden, detached single garage, parking for up to three vehicles and a mainly lawned fore garden.

Accommodation In Detail

Composite frosted double glazed door leading to:

Entrance Hall

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

Lounge 3.66m x 5.16m (12'0" x 16'11")

having electric fire with marble effect hearth and surround, media points, one central heating radiator and Upvc double glazed bay window to front elevation.

Lobby 1.5m x 0.96m (4'11" x 3'1")

leading to:

Guest Cloak Room 0.92m x 1.69m (3'0" x 5'6")

having low level wc, space saving corner wash basin with chrome taps, extractor fan and one central heating radiator.

Dining Kitchen 4.71m x 4.39m (15'6" x 14'5")

having range of base and wall mounted units, granite effect laminate work surface, electric AEG oven, four ring gas hob with extractor over, stainless steel sink and drainer with chrome mixer tap, space for washing machine and fridge/freezer, cupboard housing gas fired central heating

boiler, two central heating radiators, frosted Upvc double glazed window to side elevation, Upvc double glazed window to rear and Upvc double glazed French doors leading out to rear elevation.

On The First Floor

Landing 2.18m x 3.25m (7'2" x 10'8")

having access to loft space and built-in cupboard housing hot water cylinder and provides extra storage.

Master Bedroom 2.89m x 3.36m (9'6" x 11'0")

having tv aerial point, one central heating radiator and Upvc double glazed window to rear elevation.

Dressing Room 1.79m x 1.66m (5'11" x 5'5")

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

En-Suite 1.79m x 1.62m (5'11" x 5'4")

having low level wc, pedestal wash basin with chrome mixer taps, walk-in shower cubicle with thermostatic chrome shower over, extractor fan, shaver point, tiling to wet areas, one central heating radiator and frosted Upvc double glazed window to side elevation.

Bedroom Two 2.48m x 3.74m (8'1" x 12'4")

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

Bedroom Three 2.18m x 2.35m (7'2" x 7'8")

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

Family Bathroom

having panelled bath with chrome mixer tap and hand held shower, pedestal wash basin with chrome taps, low level wc, half height tiling to walls, tiling to floor, one central heating radiator and frosted Upvc double glazed window to side elevation.



Outside

There is a fully enclosed rear south facing garden which is well landscaped with paved patio area for seating, steps lead to the second tier which is mainly laid to lawn with mature plants and borders and there is also a gravelled area for further seating and wraps around the garage. To the front is a good sized fore garden which is mainly laid to lawn and a tarmacadam driveway providing parking for two vehicles and a turning circle leading to the garage.

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.

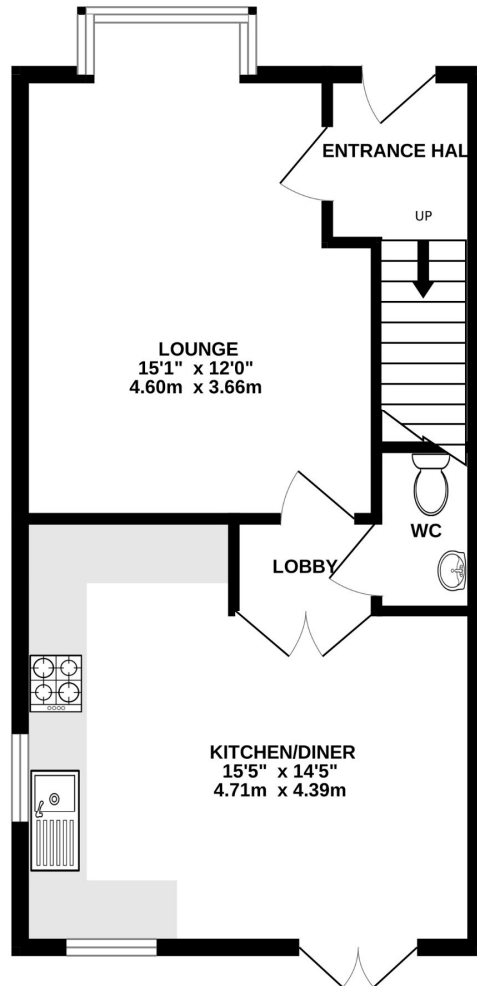
Note

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.

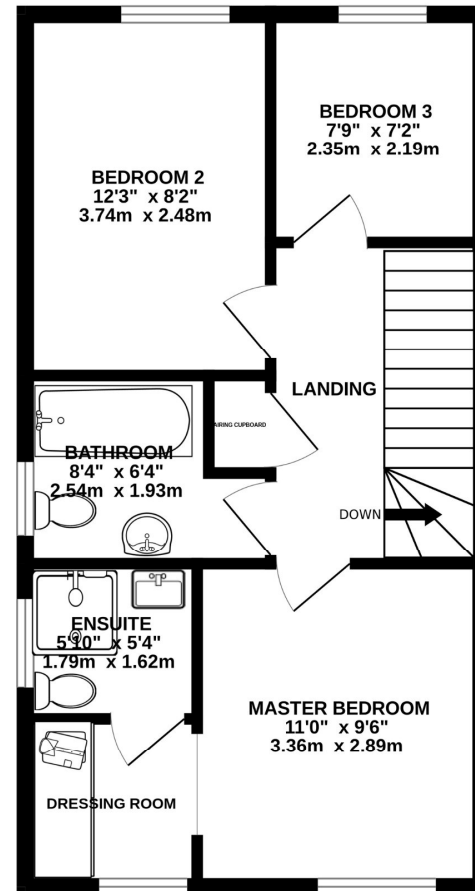




GROUND FLOOR
469 sq.ft. (43.6 sq.m.) approx.



1ST FLOOR
458 sq.ft. (42.6 sq.m.) approx.



TOTAL FLOOR AREA : 928 sq.ft. (86.2 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.
Made with Metropix ©2025

