



Oxford Street, Church Gresley,
Swadlincote



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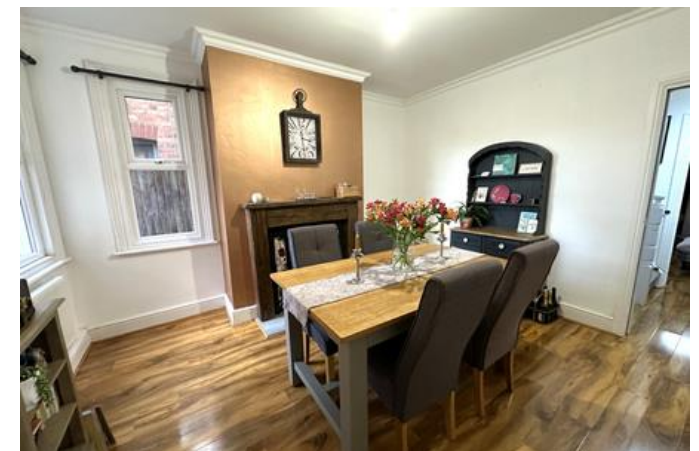
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£235,000



Key Features

- Impressive Traditional Home
- Three Well Proportioned Bedrooms
- Large Refitted Breakfast Kitchen
- Good Size Landscaped Gardens
- Beautifully Presented Throughout
- Gas Central Heating & Upvc Double Glazed
- EPC rating U
- Freehold





Newton Fallowell are pleased to be able to bring to the market this immaculate extended Three bedroom semi-detached home with exquisite attention to detail. This lovely home briefly comprises, Lounge, Dining Room, Fitted Breakfast Kitchen, Two first floor Bedrooms and Family Bathroom, On the Second floor is a further bedroom. Outside is a pleasant garden. There is an abundance of traditional features throughout this magnificent home & viewing is highly recommended.

Upvc Double Glazed Doorway leading to:

Lounge 3.62m x 3.65m (11'11" x 12'0")

with exposed brick fireplace with inset log burner, cupboard housing both gas & electric meters, one double central heating radiator, Upvc double glazed window to front

Inner Hallway

with staircase leading to the first floor, thermostat for central heating, useful understairs store/utility area with plumbing for washing machine/tumble dryer & fitted Ideal Logic gas fired central heating boiler and Upvc Double glazed window to side

Dining Room 3.97m x 3.63m (13'0" x 11'11")

with traditional Open fire with decorative tiled relief and timber surround, one central heating radiator and two Upvc double glazed windows

Breakfast Kitchen 5.87m x 2.04m (19'4" x 6'8")

with a good range of modern base & eye level units with solid timer worktops and composite sink and drainer. Fitted electric four ring hob with integrated single oven, integrated fridge freezer and dishwasher, fitted breakfast bar, under unit lighting, tiled splashback, one central heating radiator, Upvc double glazed window to side, two fitted Velux roof lights, fitted extractor & Upvc double glazed door to rear garden

On the First Floor

Landing

with staircase to to second floor, one central heating radiator and Upvc double glazed window to side

Master Bedroom 3.62m x 3.65m (11'11" x 12'0")

having original cast iron fireplace, one central heating radiator & Upvc double glazed window to front

Bedroom Three 2.78m x 3.97m (9'1" x 13'0")

having original cast iron fireplace, one central heating radiator & Upvc double glazed window to rear

Family Bathroom 3.07m x 2.11m (10'1" x 6'11")

with low level w.c with concealed cistern, vanity wash hand basin, freestanding bath with Chrome fittings, fitted quadrant shower cubicle with glass sliding doors and thermostic shower, fitted chrome towel radiator, access to loft space, double glazed window to rear

On the Second Floor

Landing

with area for storage, two Velux roof lights, one central heating radiator

Bedroom Two 3.83m x 3.24m (12'7" x 10'7")

(having part restrictive head height) one central heating radiator & two Velux roof lights

Outside

To the front is a foregarden which features gravel & paving. A pathway to the side leads to the rear garden. The rear garden feaures a paved patio with garden store which lead to a mainly lawned garden. To the rear of the garden is a further paved area and shed.

There are Solar panels fitted to the front of the home.



Measurement

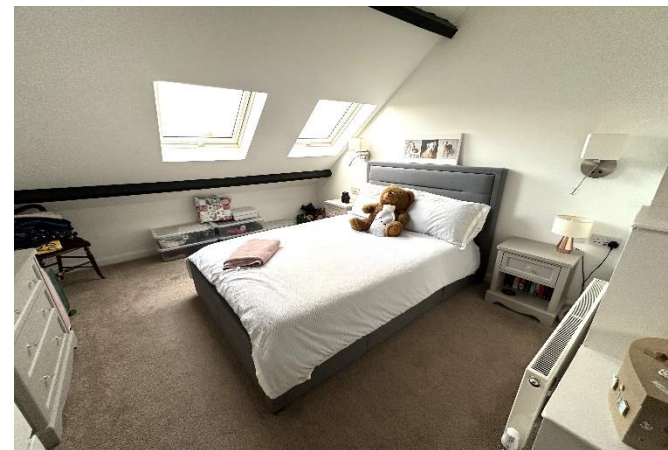
The approximate room sizes are quoted in metric. The imperial equivalent is included in brackets.

Tenure

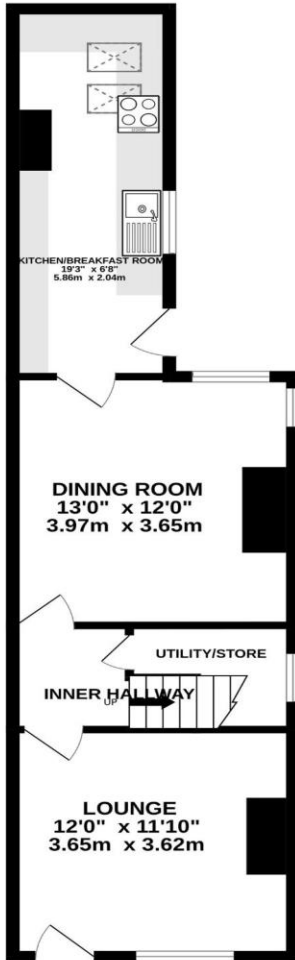
Freehold - with vacant possession upon completion. Newton Fallowell recommend that purchasers satisfy themselves as to the tenure of the property and we would recommend that they consult a legal representative such as a Solicitor appointed in their purchase.

Services

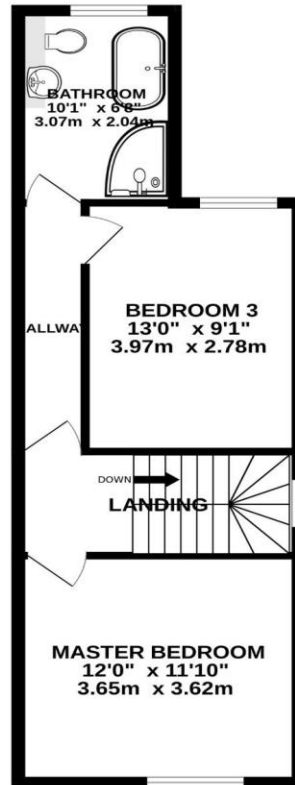
All mains services are believed to be connected to the property.



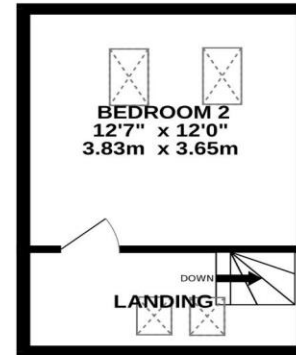
GROUND FLOOR
472 sq.ft. (43.9 sq.m.) approx.



1ST FLOOR
430 sq.ft. (40.0 sq.m.) approx.



2ND FLOOR
214 sq.ft. (19.9 sq.m.) approx.



TOTAL FLOOR AREA : 1117 sq.ft. (103.8 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
<i>Very energy efficient - lower running costs</i>		
(92+) A		
(81-91) B		85
(69-80) C		
(55-68) D	65	
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		

