



Glamorgan Way, Church Gresley,  
Swadlincote

 4  2  1



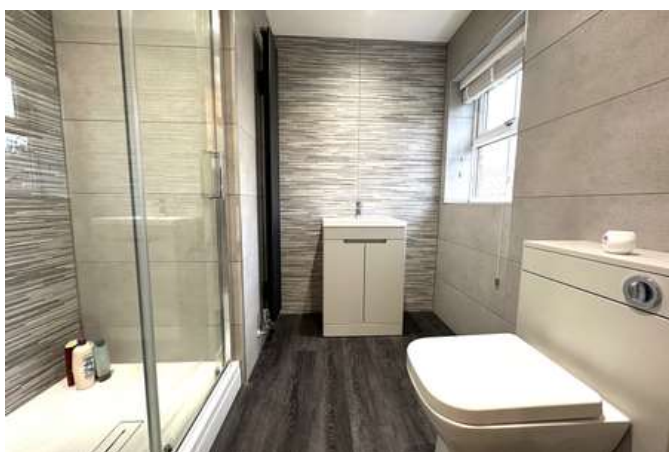
Guide price £350,000



## Key Features

- Four Bedroomed Detached Home
- Immaculately Presented
- Fantastic Dining Kitchen With High Specification Kitchen
- Master Bedroom With Dressing Room & En-Suite
- Detached Single Garage & Driveway
- Well Landscaped Rear Garden
- EPC rating C
- Freehold





Newton Fallowell are pleased to be able to offer for sale this immaculately presented four bedroomed detached home. With high specification throughout, kitchen with granite worktops and solid wood cabinets, solid oak doors, architrave and skirtings, natural stone flooring, high quality bathroom and en-suite and recently installed block paved driveway and patio. There is nothing a buyer would need to do. Viewings are highly recommended.

### Accommodation In Detail

Frosted composite double glazed door leading to:

#### Entrance Hall

having staircase rising to first floor, doorbell chime, thermostat for central heating, Sandstone tiled floor, BT points, built-in understairs storage and upright wall mounted central heating radiator.

#### Lounge 3.33m x 4.85m (10'11" x 15'11")

having media points, two central heating radiators and Upvc bay window to front elevation.

#### Dining Kitchen 4.33m x 5.91m (14'2" x 19'5")

having range of base and wall mounted units with solid wood shaker style doors and chrome handles, granite worktop, island with matching cupboards and worktop, stainless steel under counter sink with chrome mixer tap, six ring Rangemaster Professional oven with extractor over, space for American style fridge/freezer, dishwasher and washing machine, under counter lighting, downlights, two central heating radiators, Sandstone tiled floor, Upvc double glazed window to side elevation and two sets of Upvc double glazed French doors leading out to the rear patio.

#### Guest Cloak Room 0.94m x 2.19m (3'1" x 7'2")

having low level wc, space saving vanity wash basin with chrome mixer tap, consumer unit for electrics, extractor fan, splashback to sink, wall mounted chrome heated towel radiator and Sandstone tiled floor.

### On The First Floor

#### Landing

having access to loft space via drop down ladder, one central heating radiator and built-in cupboard containing hot water cylinder and storage.

#### Master Bedroom 3.13m x 3.76m (10'4" x 12'4")

having access to loft space, tv aerial point, one central heating radiator and Upvc double glazed window to rear elevation. Opening into:

#### Dressing Area 1.76m x 3.13m (5'10" x 10'4")

having fully fitted wardrobes with rails and shelves, space for dressing table, one central heating radiator and Upvc double glazed window to front elevation.

#### En-Suite 2.09m x 2.24m (6'11" x 7'4")

having low level wc with hidden cistern, vanity wash basin with chrome mixer tap, large fully enclosed shower cubicle with glass sliding door, chrome thermostatic waterfall shower and hand held shower, fully tiled, one central heating radiator, extractor fan and frosted Upvc double glazed window to front elevation.

#### Bedroom Two 3.74m x 3.32m (12'4" x 10'11")

having built-in double wardrobe, one central heating radiator and Upvc double glazed window to front elevation.

#### Bedroom Three 3.46m x 2.87m (11'5" x 9'5")

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

#### Bedroom Four 2.4m x 3.3m (7'11" x 10'10")

having built-in wardrobe, BT and tv aerial points, one central heating radiator and Upvc double glazed window to rear elevation.





### Family Bathroom

having low level wc, vanity wash basin with chrome mixer tap, bath with chrome fittings, separate shower cubicle with chrome thermostatically controlled waterfall and hand held shower, fully tiled, extractor fan, one central heating radiator and frosted Upvc double glazed window to side elevation.

### Outside

To the front of the property there is a recently laid block paved driveway providing parking for up to three vehicles, there is also a fore garden which is mainly laid to lawn. The driveway leads to a single detached garage. To the rear is a fully enclosed garden which is well landscaped and has a large block paved patio area, good sized lawn and further gravelled seating area.

### 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.

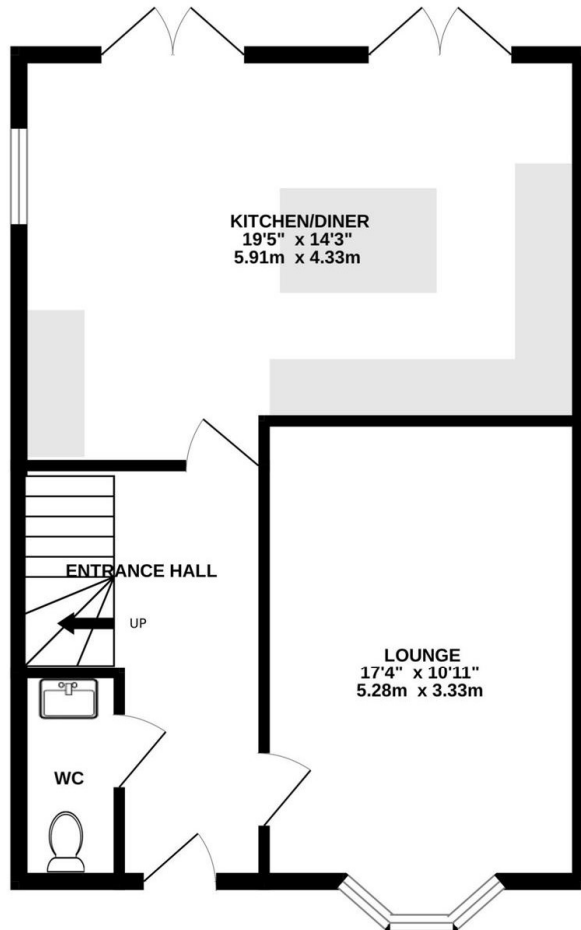




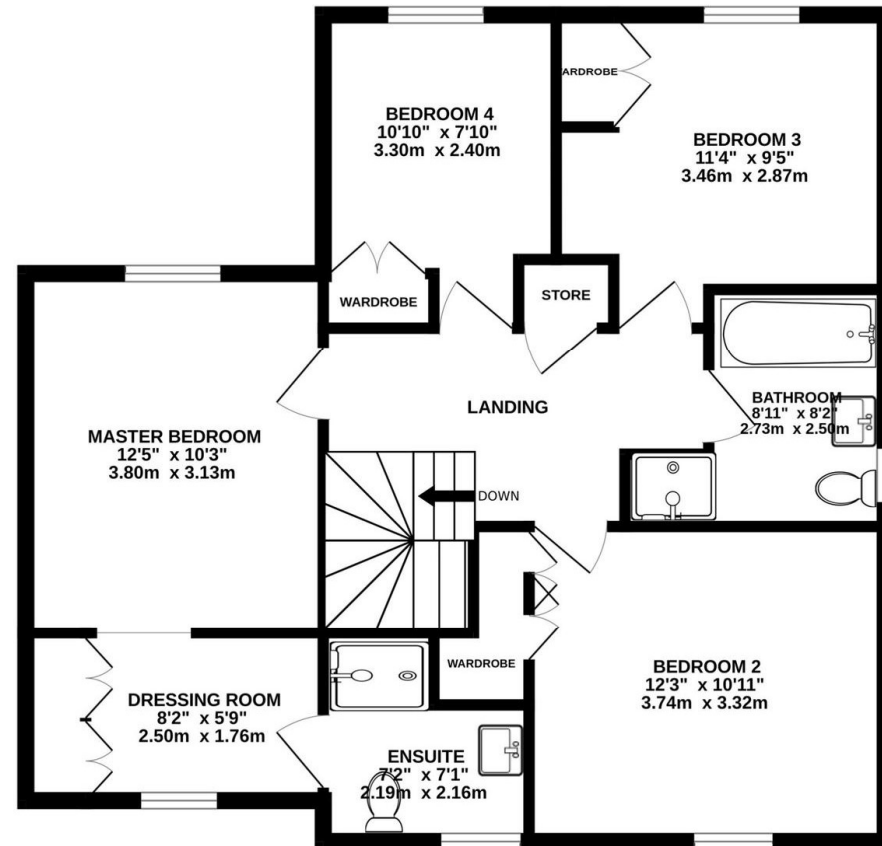




GROUND FLOOR  
559 sq.ft. (52.0 sq.m.) approx.



1ST FLOOR  
741 sq.ft. (68.8 sq.m.) approx.



TOTAL FLOOR AREA : 1300 sq.ft. (120.8 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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