



St Martins Close, Church Gresley,
Swadlincote



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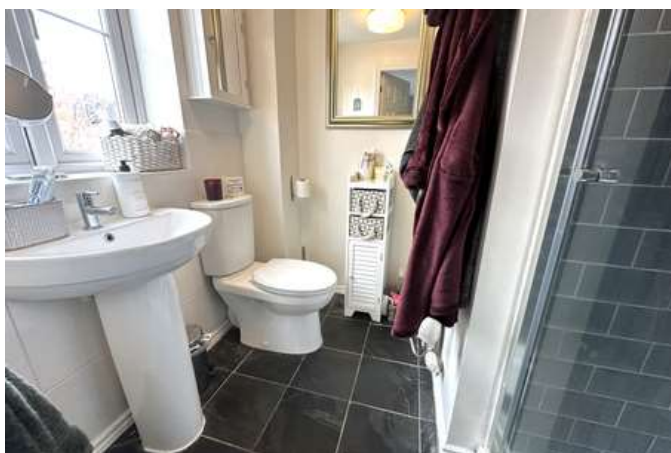
Guide price £240,000



Key Features

- Three Bedroomed End Town House
- En-Suite To Master Bedroom
- Private Rear Garden
- Detached Garage & Off Road Parking
- Gas Central Heating & Upvc Double Glazing
- Viewing A Must
- EPC rating C
- Freehold





Newton Fallowell are pleased to be able to offer for sale this well presented three bedroomed end town house. With good sized living space this property in brief comprises: - entrance hall, lounge, dining kitchen, utility room, guest cloak room and on the first floor a landing leads to three bedrooms, en-suite to master bedroom and family bathroom. Externally the property benefits from a fully enclosed rear garden that is not overlooked, is south facing and provides plenty of room for entertaining. To the front the property overlooks recreational land and has a detached single garage and parking for two vehicles.

Accommodation In Detail

Frosted composite door leading to:

Entrance Hall

having staircase rising to first floor, BT point and one central heating radiator.

Dining Kitchen 2.9m x 5.42m (9'6" x 17'10")

having range of base and wall mounted units, wood effect work surface, stainless steel sink and drainer with chrome mixer tap, single electric oven, four ring gas hob with extractor over and brushed chrome splashback, space for dishwasher and fridge/freezer, cupboard housing gas fired boiler, tiled splashback, one central heating radiator, Upvc double glazed French doors to rear elevation and Upvc double glazed windows to side and rear elevations.

Utility Room 1.75m x 1.64m (5'8" x 5'5")

having range of base and eye level units, wood effect work surface, space for washing machine and tumble dryer, extractor fan, one central heating radiator and built-in understairs storage cupboard.

Lounge 3.26m x 5.42m (10'8" x 17'10")

having media points, two central heating radiators, two Upvc double glazed windows to front elevation and window to side.

Guest Cloak Room 0.91m x 1.48m (3'0" x 4'11")

having low level wc, wall mounted wash basin with chrome mixer tap, tiled splashback, extractor fan and one central heating radiator.

On The First Floor

Landing

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

Master Bedroom 3.45m x 3.1m (11'4" x 10'2")

having built-in double wardrobes, one central heating radiator and Upvc double glazed windows to side and front elevations.

En-Suite 1.79m x 2.12m (5'11" x 7'0")

having low level wc, pedestal wash basin with chrome mixer tap, fully enclosed shower cubicle with chrome thermostatic waterfall shower and hand held shower, full tiling to shower area, extractor fan, shaver point, one central heating radiator and frosted Upvc double glazed window to side elevation.

Bedroom Two 2.96m x 3.34m (9'8" x 11'0")

having built-in overstairs storage, one central heating radiator and Upvc double glazed window to side elevation.

Bedroom Three 2.81m x 2.25m (9'2" x 7'5")

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

Bathroom 1.7m x 2.01m (5'7" x 6'7")

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



Outside

To the rear of the property there is a fully enclosed garden which isn't overlooked, there is a good sized paved patio and the rest of the garden is mainly laid to lawn. Access to the side. Detached from the property there is a single garage which has power and parking space for two vehicles.

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.

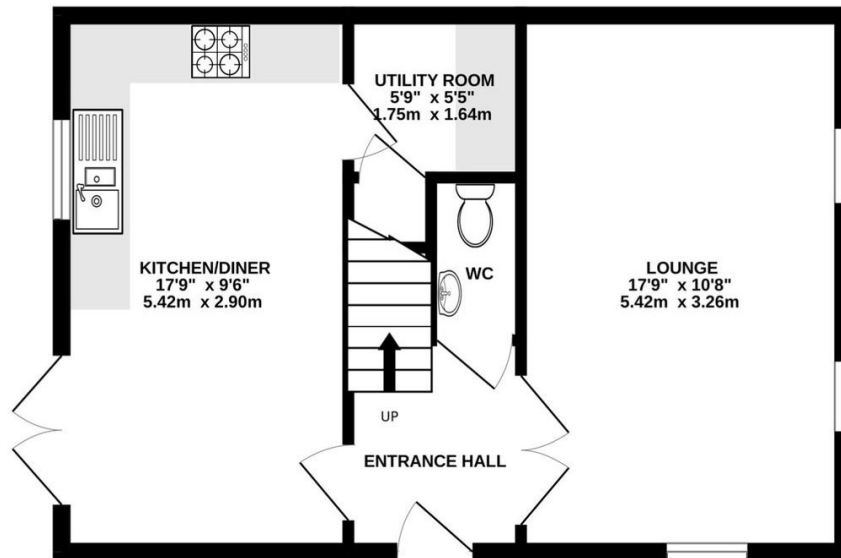
Note

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.

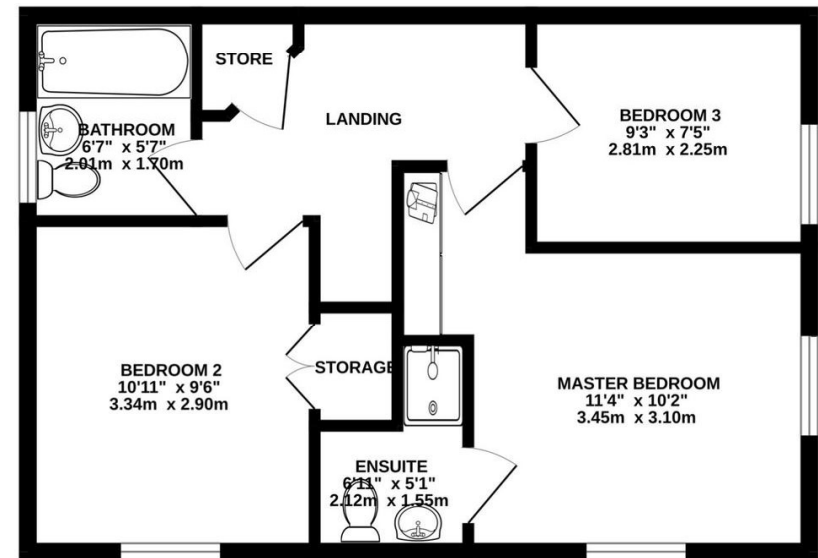




GROUND FLOOR
461 sq.ft. (42.8 sq.m.) approx.



1ST FLOOR
461 sq.ft. (42.8 sq.m.) approx.



TOTAL FLOOR AREA : 922 sq.ft. (85.6 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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