



86 Hope Way
Church Gresley, Swadlincote DE11 9BL
£265,000

lizmilsom
properties 

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**** LIZ MILSOM PROPERTIES **** are delighted to offer for sale this **WELL PRESENTED THREE STOREY 4 BEDROOM** End Town House **WITH OFF ROAD PARKING**. Situated on the ever popular **Castleton Heights Estate**. The property in brief comprises; **Three Bedrooms**, splendid **Kitchen/Diner/Family Room**, Cloaks/WC, **Study/Bedroom Four**, first floor **Lounge**, **En Suite to Master Bedroom** and family **Bathroom**. The property also offers **Gas central heating**, **TRIPLE glazing**, & delightful enclosed rear garden. **EPC Rating "B"** and Council Tax Band **"C"** - Give **LIZ MILSOM PROPERTIES** A CALL TO VIEW- this one is **NOT TO BE MISSED!! OPEN 7 DAYS**

- Motivated Sellers
- Well Presented 4 BED Family Home
- Splendid Kitchen/Diner/Family Room
- Well Presented 4 BED Family Home over 3 floors
- First Floor Lounge
- En Suite to Master Bedroom
- Family Bathroom
- OFF ROAD PARKING
- Enclosed Rear Garden - HURRY TO VIEW
- EPC Rating "B"/ Council Tax "C"



Location

A thriving community right at the heart of the National Forest, the property is pleasantly situated on this extremely popular development, which has become an increasingly popular place to live for those appreciating the natural beauty and excellent amenities in the area. Church Gresley is well-served within this estate, within easy walking distance of the property is a Sainsbury's Local, Gresleydale Doctors Surgery/pharmacy together with being just a short travelling distance away from Swadlincote town centre. The property is pleasantly located set well back from the road and is strategically located for commuting to the nearby centres of Ashby de la Zouch, Tamworth and Burton on Trent along with the easy access to the A42/M42, A38, A444 and A50 leading to the more major cities of Birmingham, Nottingham and the M1 conurbation.

The well presented accommodation:-

Entrance Hallway

Having high gloss tiled flooring, doors leading to the Study/Play Room/Bedroom Four, downstairs Cloaks/WC and Kitchen/Diner/Family Area. Large double doored storage cupboard. Radiator, two centre light points and stairs leading off to First Floor and landing.

Kitchen/Diner/Family Area

12'8 x 20'0 (3.86m x 6.10m)

The Kitchen area has an excellent range of wall and floor mounted high gloss units with ample rolled edge work surface areas and 1.5 bowl sink unit with mixer tap over. Included in the sale are the integrated appliances which comprise of:- four ring gas hob, Electrolux electric oven, extractor fan, Fridge-Freezer, washing machine and dish washer.

To the Dining Area there is high gloss tiling to the flooring which flows through from the Reception Hallway, TV aerial point, centre light point and double patio doors leading the rear garden and patio area. This is a great sized open plan living area - ideal for Families.

Ground Floor Cloaks/WC

5'2 x 2'7 (1.57m x 0.79m)

Having two piece white suite comprising of closed closet WC and pedestal wash hand basin set within a vanity unit. Tiled splash backs and flooring, radiator and centre light point.

Study/Bedroom Four

9'1 x 6'1 (2.77m x 1.85m)

With double glazed window overlooking the front elevation, fitted carpet, centre light point and radiator - currently with fitted Units ideal for an Office space.

Stairs to the First Floor & Landing

Spacious Lounge

12'9 x 10'0 (3.89m x 3.05m)

Two double glazed windows to the front elevation, radiator, fitted carpet, centre light point and TV aerial point. A great sized room for entertaining.

Master Bedroom

12'8 x 9'8 (3.86m x 2.95m)

This DOUBLE room benefits from having two windows overlooking the rear elevation, carpeted flooring, centre light point, TV point, radiator and a good range of fitted wardrobes with storage space and door to the;

En-Suite Shower Room

5'1 x 4'7 (1.55m x 1.40m)

Having a three piece white suite comprising of closed closet WC, pedestal wash hand basin and double width shower cubicle with mains shower inset. Part tiling to walls, laminate style flooring, radiator and opaque double glazed window to the side elevation.

Stairs to the Second Floor & Landing

Bedroom Two

12'9 x 9'7 (3.89m x 2.92m)

This is the first of the two DOUBLE Bedrooms located on the second floor - with window velux window overlooking the rear elevation, carpet to the flooring, centre light point, TV point and radiator.

Bedroom Three

12'9 x 9'7 (3.89m x 2.92m)

Located on the second floor this is a great sized Bedroom. Located overlooking the front elevation with velux window, storage cupboard, centre light point and radiator.

Family Bathroom

6'3 x 5'9 (1.91m x 1.75m)

Having a three piece white suite comprising low level WC, pedestal wash hand basin and panelled bath with mains shower over. Vinyl flooring, part tiling to walls, centre light point and opaque double glazed window to the side elevation.

Outside - Front

The property is approached via a private driveway which services a handful of properties. With off road parking to the side of the property and side access gate leading through to the;

Outside - Rear

A fully enclosed low maintenance rear garden with fenced panelled boundaries, large decked area with steps leading down onto the astro turf lawn. A great outside space for entertaining during the warmer months.

Tenure

Freehold - with vacant possession on completion. Liz Milsom Properties Limited recommend that purchasers satisfy themselves as to the tenure of this property and we recommend they consult a legal representative such as a solicitor appointed in their purchase.

Services

Water, mains gas and electricity are connected. The services, systems and appliances listed in this specification have not been tested by Liz Milsom Properties Ltd and no guarantee as to their operating ability or their efficiency can be given.

Viewing Strictly Through Liz Milsom Properties

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We provide an efficient and easy selling/buying process, with the use of latest computer and internet technology combined with unrivalled local knowledge and expertise. PUT YOUR TRUST IN US, we have a proven track record of success as the TOP SELLING AGENT locally – offering straight forward honest advice offering COMPETITIVE fees.

Available:

9.00 am – 6.00 pm Monday to Friday (Late Night until 8.00 pm Thursday)

9.00 am – 4.00 pm Saturday

10.00 am – 12.00 Noon Sunday

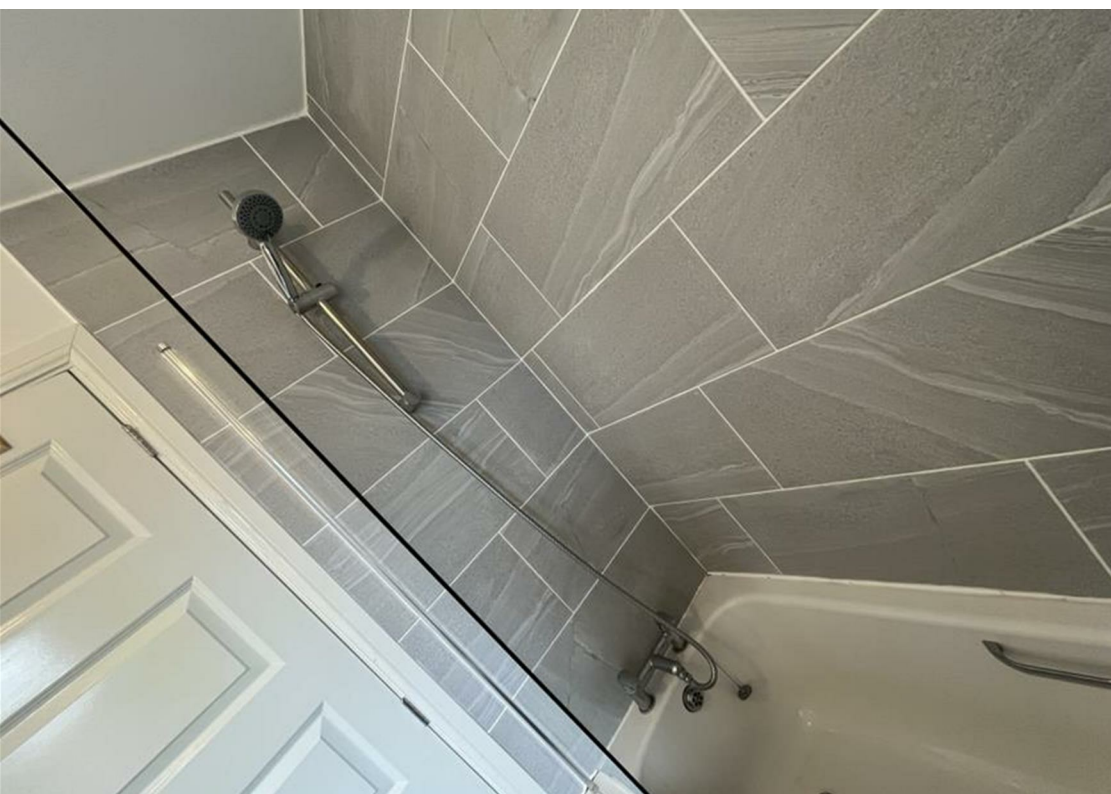
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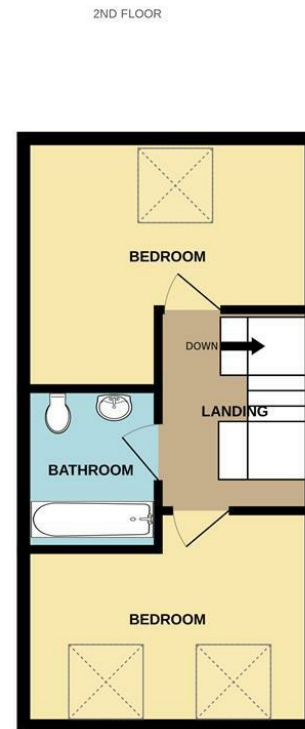
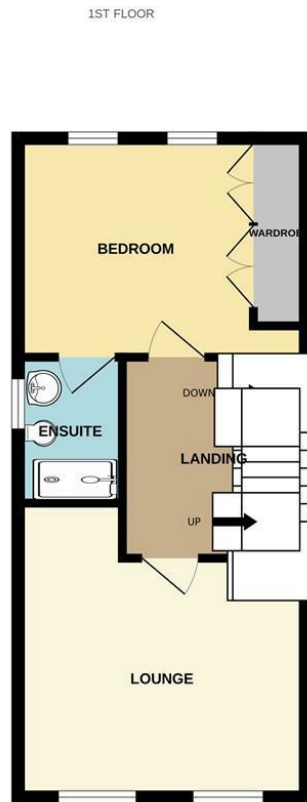
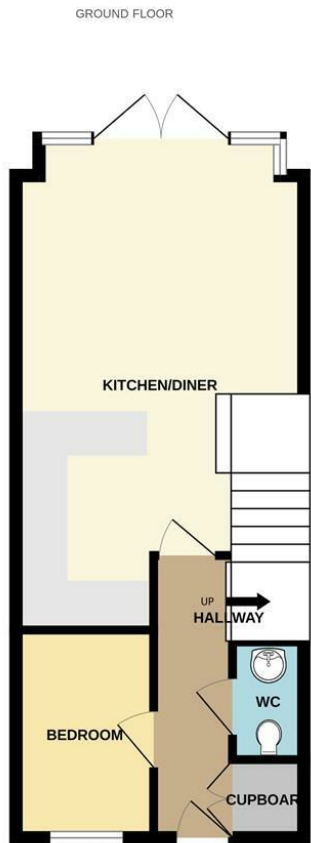
The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing.

Measurements

Please note that room sizes are quoted in metres to the nearest tenth of a metre measured from wall to wall. The imperial equivalent is included as an approximate guide for applicants not fully conversant with the metric system. Room measurements are included as a guide to room sizes and are not intended to be used when ordering carpets or flooring.



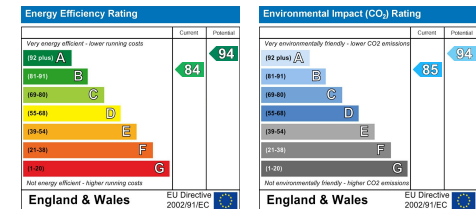




Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used 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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Directions

The property is best approached by travelling along the main A444 from Swadlincote towards the village of Overseal, upon passing Toons furniture warehouse, along Burton Road, Castle Gresley proceed to the roundabout and take the first exit signposted Castleton Park. Follow the yellow signs into Castle Road. upon reaching the next roundabout, take the first exit into Brunel Way and proceed to the 2nd roundabout and take a left hand turn into Westminster Drive, proceed for a short distance and turn left onto Edinburgh Road, follow the road round turning right into Hope Way and the subject property is situated on the left hand side on a private side driveway. FOR SAT NAV PURPOSES use DE11 9BL



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COUNCIL TAX

Band: C

The vendor informs us that the property is Freehold, however we have not inspected the title deeds. We would advise you consult your own solicitor to verify the tenure.



THE TEAM

Liz and her team, who are dedicated and strive to provide you with excellent service.... And REMEMBER we are only a phone call or click away.

GENERAL INFORMATION

NOTE: Whilst we endeavour to make our sales details accurate and reliable, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information for you, particularly if you are contemplating travelling some distance to view the property.

MONEY LAUNDERING

All Estate Agents are required by Law to check the identification of all Purchasers prior to instructing solicitors on an agreed sale and for all Sellers prior to commencing marketing a property. Suitable forms of ID include new style Drivers Licence and signed Passport.

THE NATIONAL ASSOCIATION OF ESTATE AGENTS (NAEA)/THE PROPERTY OMBUDSMAN SCHEME

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