



27 Edinburgh Road
Church Gresley, DE11 9GD
Offers in excess of £250,000

lizmilsom
properties 

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**** NEW PRICE ALERT ** MOTIVATED SELLERS - PRICE WAS £264,950 - NOW OFFERS IN EXCESS OF £250,000 - WELL PRESENTED THREE STOREY 4 bedroomed SEMI-DETACHED FAMILY HOME, offered with NO UPWARD CHAIN & MOTIVATED SELLER! The property in brief comprises; Four Bedrooms, Reception Hall, splendid Kitchen/Diner/Family Room , Bedroom 4/Study, downstairs Cloaks/WC, First floor Lounge, En Suite to Master Bedroom. Finally 2nd floor 2 double bedrooms and family Bathroom. The property benefits from remote 'Hive' control system, gas central heating, double glazing, AMPLE OFF-ROAD PARKING & SINGLE GARAGE EPC Rating "B" and Council Tax Band "C". High demand expected on this one....VIEW EARLY - Call our dedicated sales team TODAY!**

- Offered with NO UPWARD CHAIN!
- Perfect for first time buyers and families
- Fabulous Kitchen/Dining/Family Room
- 3 double bedrooms & Bedroom 4/Office
- Delightful rear garden & ample parking
- Splendid 4 bedroomed family home
- Offering spacious 3 storey accommodation
- First floor Lounge - multi functional rooms
- Master bedroom with En Suite facility
- Garage - Excellent road links M42



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 beautifully presented accommodation:-

Reception Hall

Having high gloss tiled flooring, doors leading to the Study/Play Room/Bedroom Four, downstairs Cloaks/WC and fabulous fitted Kitchen/Diner/Family Area. Large double doored storage cupboard housing the Ideal gas combination boiler having hanging rail and shelving, radiator, two centre light points and stairs leading off to first Floor and landing.

Ground floor Cloaks/WC

5'1 x 3'1 (1.55m x 0.94m)

Having two piece white suite comprising of closed closet WC and pedestal wash hand basin. Tiled splash backs and wood effect floor covering, radiator and centre light point.

Splendid Kitchen/Dining Room/Family room

23'1 maximum x 12'1 (7.04m maximum x 3.68m)

The fabulous fitted Kitchen area has an excellent range of wall and floor mounted cream 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, integrated Fridge-Freezer, washing machine and dish washer. Attractively part tiled walls and wood effect preparation areas.

In the Dining Area the wood effect flooring which flows through from kitchen area, TV aerial point, centre light point French doors with side window casements provides plenty of natural light, leading the rear garden and patio area. This is a great sized open plan living area perfect for families.

Office/Bedroom 4

9'0 x 6'0 (2.74m x 1.83m)

Located to the front of the property with double glazed window overlooking the front elevation, fitted carpet, centre light point and radiator.

Stairs to first floor and Landing

Carpeted stairs with attractive additional wood bannister, which leads to the first floor providing access to the Lounge, Master Bedroom and En Suite Shower Room.

Spacious Lounge

12'1 reducing to 10'0 x 12'0 reducing to 10'0 (3.68m reducing to 3.05m x 3.66m reducing to 3.05m)

Located to the front of the property, with two double glazed windows, again making this room light and airy, with radiator, fitted carpet, centre light point and TV aerial point. Plenty of space for free standing furniture.

Master double bedroom

12'10 x 9'10 (3.91m x 3.00m)

Located to the rear of the property this room is a great sized double bedroom, carpeted flooring, centre light point, TV point, radiator, plenty of space for free standing furniture and door provides access to the;

En Suite Shower Room

7'0 inc shower x 5'0 (2.13m inc shower x 1.52m)

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 2nd floor and Landing

Carpeted stairs with attractive bannister leading to the first floor and landing with access to the two further bedrooms and family bathroom.

Double bedroom Two

12'10 reducing to 10'10 x 11'0 reducing to 9'10 (3.91m reducing to 3.30m x 3.35m reducing to 3.00m)

A good sized double Bedroom having fitted carpet, window to the front elevation, centre light point and radiator.

Double bedroom Three

12'10 x 8'0 reducing to 6'1 (3.91m x 2.44m reducing to 1.85m)

A further great sized DOUBLE Bedroom, with fitted carpet, centre light point, velux window to the rear elevation, deep storage cupboard and radiator.

Second floor family bathroom

6'1 x 5'1 maximum (1.85m x 1.55m maximum)

Having a three piece white suite comprising of closed closet WC, pedestal wash hand basin and panelled bath with mixer tap over. Laminate style flooring, part tiling to walls, centre light point and opaque double glazed window to the side elevation.

Outside - Low maintenance front garden

The property is set back from the road behind a small low maintenance fore garden.

Fully enclosed rear garden

The delightful rear garden is not overlooked to the rear and comprises of a patio area directly outside the French doors, lawn and a further secluded patio area to the rear of the Garage to allow privacy and is perfect for entertaining family and friends during the Summer months. Panelled fenced boundaries.

Long side driveway for 2-3 vehicles

To The side of the property there is a long driveway which provides AMPLE OFF-ROAD PARKING for 2-3 average sized vehicles and in turn leads to the;

Detached garage

internal measurements 17'0 x 9'0 (internal measurements 5.18m x 2.74m)

Having a metal up and over door and power and light supply. The loft space to this Garage has also been boarded ideal for storage purposes.

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

To view this lovely property please contact our dedicated Sales Team at LIZ MILSOM PROPERTIES - 01283 219336.

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 with COMPETITIVE FIXED 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

Closed - Sunday

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.

Disclaimer

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.

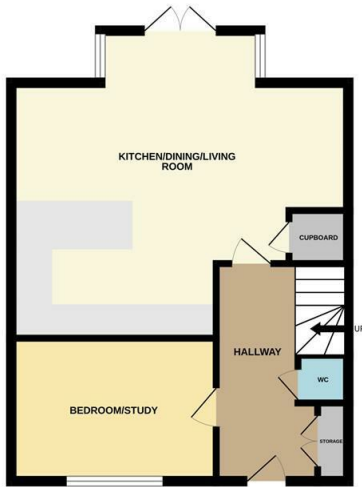
LMPL/LMM/04.03.2024/1 DRAFT



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 and the subject property is situated on the left hand side, clearly denoted by our distinctive red For Sale board. For SAT NAV purposes - use DE11 9GD

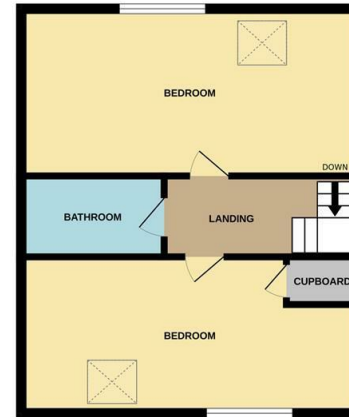
GROUND FLOOR
597 sq.ft. (55.5 sq.m.) approx.



1ST FLOOR
564 sq.ft. (52.4 sq.m.) approx.

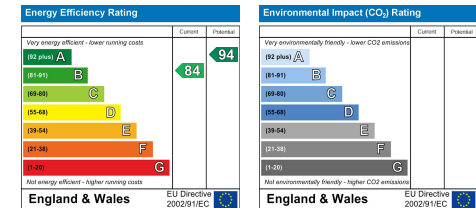


2ND FLOOR
564 sq.ft. (52.4 sq.m.) approx.



TOTAL FLOOR AREA : 1724sq.ft. (160.2 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.
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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

Liz Milsom properties Ltd are proud to be a member of the NAEA and subscribe to their Rules of Conduct and are a member of The Property Ombudsman Scheme (TPO) Code of Practice.

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MAB 4202

