



37 Glamorgan Way
Church Gresley, DE11 9JT
£385,000

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properties 

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MOTIVATED SELLER - SIGNIFICANT PRICE REDUCTION WAS £425,000 NOW £385,000 - FABULOUS OPPORTUNITY !!!!Nestled within the sought-after community of Castleton Park in Church Gresley, this Superb 4 DOUBLE BEDROOMED EXECUTIVE FAMILY HOME with landscaped SOUTH FACING REAR GARDEN. Immaculately presented, the ground floor boasts an impressive layout featuring Reception Hallway, a generously proportioned Lounge, a versatile Study/office, a splendid fitted Breakfast Kitchen, separate Utility room, a formal Dining Room and Cloaks/WC for added convenience. Ascending to the first floor reveals a sprawling Master Bedroom bathed in natural light from dual aspect windows, accompanied by an En-suite Shower Room. Additionally, there are three further DOUBLE Bedrooms providing ample space for family members or guests, along with a stylish family bathroom. Outside, the property commands attention at the head of a private driveway, boasting captivating views of woodland to the side. Complete with a Garage, OFF ROAD PARKING, and a stunning, well-manicured rear garden, this residence offers a perfect blend of sophistication, comfort, and tranquillity. EPC Rating " B"/Council Tax Band "E" - CALL TODAY - NOT TO BE MISSED.....

- EXECUTIVE 4 double Bedroomed Family Home
- Spacious Lounge, Breakfast Kitchen & Utility
- Master Bedroom & Ensuite
- Four Piece Family Bathroom
- Stunning South Facing Enclosed Rear Garden
- With MOTIVATED SELLER - VIEW EARLY!
- Separate Dining Room, Study, Cloaks/WC
- Three Further DOUBLE Bedrooms
- Garage & OFF ROAD PARKING
- Excellent road links and Doctors surgery closeby



Location

A thriving community right at the heart of the National Forest, the property is pleasantly situated on this extremely popular development built by David Wilson Homes and has become an increasingly popular place to live for those appreciating the natural beauty and excellent amenities in the area, within easy walking distance is a local Sainsburys Convenience Store, Gresleydale Health Centre with Chemist within and a small parade of shops. This South Derbyshire village also benefits from lying within easy access of the M42 motorway and therefore offers good transport links with the major towns and cities throughout the Midlands.

Ground Floor - Overview

This extensive ground floor offers a seamless flow of accommodation from the welcoming Reception Hallway. The Lounge impresses with its abundance of natural light streaming through two windows to both the side and rear elevations, while patio doors lead out onto the rear garden, creating a serene indoor-outdoor connection. Adorned with carpeting, a media point, and two radiators, this space is ideal for relaxation and entertainment. The Breakfast Kitchen is a culinary haven, boasting cream wall and floor mounted units complemented by integrated appliances including a double oven, 6-ring gas hob with extractor over, fridge freezer, and stainless steel sink unit. Amtico flooring unifies this space with the adjacent Utility room, which offers practicality with a service door leading outside and provision for appliances. The separate Dining Room, accessible from both the Reception Hallway and the Breakfast Kitchen, exudes elegance with a bay window to the front elevation, carpeted flooring, and a radiator. Positioned across the Hallway, the Study enjoys a tranquil outlook over the front elevation, while the ground floor Cloaks/WC adds convenience to this expansive home.

First Floor - Overview

Ascending to the second floor via the Reception Hallway, the upper landing area serves as a gateway to all first-floor accommodations. The Master Bedroom impresses with its expansive size and dual aspect windows to both the side and rear elevations, adorned with inset remote control blinds which are to be included in the sale. Complete with built-in wardrobes and carpeted flooring, this retreat offers a haven of comfort. An adjoining modern three-piece Shower Room features a mains shower, low-level WC, wash hand basin, extractor, and Amtico flooring. Bedrooms Two and Three and Four boast generous dimensions, with Bedroom Two offering fitted wardrobes, a built-in cupboard, and views over the front and side elevations, while Bedroom Three overlooks the rear and features laminate flooring, a radiator, and a media point. The fourth Bedroom comfortably accommodates a double bed and is illuminated by a window to the front elevation, with carpeted flooring, a centre light point, and a radiator. The Family Bathroom exudes contemporary elegance with its four-piece suite, Amtico flooring, spotlights, extractor fan, and towel heater, providing a luxurious retreat for relaxation and rejuvenation.

Reception Hallway

Spacious Lounge

16'6 x 12'3 (5.03m x 3.73m)

Breakfast/Kitchen

11'11 x 11'5 (3.63m x 3.48m)

Separate Utility Room

6'10 x 6'6 (2.08m x 1.98m)

Dining Room

13'5 x 8'3 (4.09m x 2.51m)

Study

9'3 x 9'1 (2.82m x 2.77m)

Ground Floor Cloaks/WC

6'4 x 3'2 (1.93m x 0.97m)

Stairs to the First Floor & Landing

Master Bedroom

16'10 x 12'3 (5.13m x 3.73m)

Ensuite Shower Room

6'10 x 5'8 (2.08m x 1.73m)

Bedroom Two

14'8 x 9'4 (4.47m x 2.84m)

Bedroom Three

11'6 x 10'9 (3.51m x 3.28m)

Bedroom Four

13'4 x 9'0 (4.06m x 2.74m)

Family Bathroom

8'10 x 6'7 (2.69m x 2.01m)

Outside - Front Overview

Nestled behind a modest box hedge, the front elevation of the property conveys a sense of serene seclusion, framed by the presence of mature trees and flourishing shrubbery with woodland area to the side. This charming setting guides one's gaze towards the side tarmacadam driveway, flanked by verdant foliage, leading to the detached single garage. With its sleek electric door, the garage offers both convenience and security, complemented by interior lighting and power outlets. A side service door grants effortless passage to the rear garden, seamlessly connecting indoor and outdoor spaces for effortless living

Outside Rear SOUTH FACING GARDEN - Overview

A particular feature of the property is the SOUTH FACING garden which has been carefully designed to the highest standards of landscaping excellence. A spacious extended patio area beckons for outdoor gatherings, seamlessly blending with meticulously tended borders and a charming decked section adorned with an inset mature tree, adding a touch of natural elegance. The thoughtful inclusion of a water irrigation system ensures the vibrancy of the greenery, while intertwined lighting enhances the enchanting ambiance during twilight hours. Additionally, the convenience of two outside taps caters to various outdoor needs, completing this idyllic retreat.

Up-grades & Extras

Included in the sale are an abundance of up-grades and extras which include:

- Fitted burglar alarm
- Nest heating with separate upstairs and downstairs control systems
- Kitchen spotlight feature mood lighting

- Amtico flooring throughout the Ground Floor accommodation excluding only the Lounge, Dining Room & Study
- Utility - extractor fan
- En-suite towel heater and spotlight feature lighting
- Fibre installed by Open Reach - ideal for potential Buyers who have the need to work remotely

Viewing Strictly Through Liz Milsom Properties

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Closed - Sunday

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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.

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.

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.

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.





Directions

For SatNav purposes follow DE11 9JT

GROUND FLOOR
813 sq.ft. (75.5 sq.m.) approx.

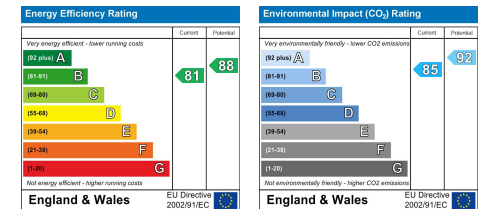


1ST FLOOR
784 sq.ft. (72.8 sq.m.) approx.



TOTAL FLOOR AREA : 1595sq.ft. (148.2 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: E

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

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MONEY LAUNDERING

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