



**14 Reading Avenue**  
**Church Gresley, DE11 9TT**  
**£435,000**

**lizmilsom**  
**properties** 

## 14 Reading Avenue, Church Gresley, DE11 9TT

\*\* LIZ MILSOM PROPERTIES \*\* are delighted to offer for sale .... this beautifully presented READY TO MOVE INTO, deceptively spacious, FIVE BEDROOMED detached FAMILY HOME, situated in the ever popular development of "Castleton Park". Benefiting from a fabulous fully integrated fitted Kitchen/Diner/Family Room with French doors, handy Utility, separate Playroom/Dining Room and spacious Lounge. To the First Floor there are three Double Bedrooms, En-Suite and Dressing area to Master Bedroom and Family Bathroom. There are two further DOUBLE Bedrooms to the second Floor and Shower Room which services both of the second floor accommodation. Delightful well landscaped rear garden, sandstone patio area ideal for entertaining. DOUBLE GARAGE with ample DOUBLE WIDTH OFF ROAD PARKING for several vehicles. THIS PROPERTY MUST BE VIEWED to fully appreciate the top quality accommodation on offer, the location and condition. EPC rating "TBC"/Council Tax Band "E" TO VIEW: Call our dedicated sales team - Open - Late night Thursdays till 8pm

- Splendid Three Storey FAMILY HOME
- Fabulous fitted Kitchen/Diner/Family Area
- Four further DOUBLE Bedrooms
- Delightful landscaped garden.
- DOUBLE Garage
- Spacious Lounge, Dining Room/Play Room
- Master Bedroom, Dressing Area & Ensuite
- Family Bathroom & Shower Room
- Off Road-Parking for several vehicles
- \*\* IN-BUILT SOUND SYSTEM THROUGHOUT \*\*



### 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 within the area, within easy walking distance is a local Sainsburys Convenience Store, Gresleydale Health Centre with Chemist 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, along with a wide range of retail and leisure facilities in nearby Swadlincote, Burton on Trent and Ashby de la Zouch.

### Overview - Ground Floor

The well presented accommodation is accessed via a PVCu double glazed front entrance door which leads directly in to the substantial Hallway with quality Karndean flooring, useful storage cupboard telephone point and doors to the downstairs Cloaks/WC, Lounge, Dining Room/Playroom and fabulous fitted Kitchen/Diner/Family room, stairs also lead off to the First Floor and Landing. The downstairs Cloaks comprises of white two piece suite, with low level WC and wash hand basin, tiled flooring, centre light point and radiator. In the spacious Lounge there is PVCu double glazed window overlooking the front elevation and PVCu French doors providing access to the landscaped garden and patio. The Lounge is light and airy, with a focal point of a fire surround with fitted electric modern fire, TV aerial point, centre light points, in-built ceiling speakers, carpet to flooring and wall mounted radiator. The separate Dining Room/Playroom is accessed via double doors directly off the Hallway and has a PVCu double glazed window overlooking the front elevation, with high quality Karndean flooring, centre light point and radiator. The fabulous well equipped fitted Kitchen/Diner/Family is located to the rear of the property with PVCu double glazed windows overlooking both the side elevation and rear elevation with a set of PVCu French doors leading out onto the patio and garden area. A contemporary fitted kitchen with an excellent range of high gloss wall and floor mounted units with complimentary work surface areas over, with an inset one and a half bowl sink unit, high gloss tiled flooring, runs throughout and TV point. Fully integrated appliances include: built in electric double oven, grill and ceramic 5-ring hob with extractor hood over, integrated fridge freezer, dishwasher and microwave oven, spot light effects, two velux windows radiator and door to the separate Utility which again has high gloss tiled flooring which flows through from the Kitchen area with a range of matching wall and floor mounted units with work surface areas over, stainless steel sink and drainer with mixer tap over, plumbing for an automatic washing machine, concealed combination boiler and PVCu door to the side elevation and driveway.

### Overview - First Floor

Stairs lead from the Reception Hall to the first floor, which accommodates three double Bedrooms and the Family Bathroom, the Master Bedroom is a generous sized double located to the front of the property having a PVCu double glazed window overlooking the front aspect, carpet to flooring, radiator and centre light point, leading off o the rear is the Dressing Area which has an excellent range of fitted double wardrobes, PVCu double glazed window overlooking the delightful rear garden and door to the En Suite. The Ensuite Shower Room consists of a double shower cubicle with mains shower and attractive tiling to walls, white low level WC and pedestal wash hand basin - opaque double glazed window overlooking the rear elevation and ladder towel heater. The second double overlooks the front elevation with PVCu double glazed window to the front elevation, radiator carpet to flooring, fitted double wardrobe and centre light point. The third Bedroom on this floor has a PVCu double glazed window overlooking the rear elevation, single fitted wardrobe, centre light point and carpet to flooring. The family bathroom is situated to the rear elevation with opaque PVCu double glazed window, consisting of a white three piece suite of panelled bath with assist handles, pedestal wash hand basin, low level WC complimentary part tiling to walls and floor, centre light point and radiator. The Landing on the first floor benefits from being a large open space with PVCu double glazed window overlooking the front elevation, carpet to flooring, centre light points and useful storage/airing cupboard housing the hot water cylinder and further staircase leading off to the second floor.

### Overview - Second Floor

First floor and stairs to 2nd floor and landing, with velux window, carpet to flooring and centre light point - all accommodation on the second floor leads off. The largest of the two double bedrooms on this floor has a PVCu double glazed dormer style window overlooking the front elevation and velux to the rear elevation, carpet to flooring, triple fitted wardrobes, storage space within the eaves centre light point, radiator and fitted carpet. The second double is situated overlooking the front elevation and has PVCu double glazed window, carpet to flooring, centre light point and radiator, the sellers use this room has a TV room as it suits their needs, however it would make a great office, or could be converted the 2nd floor as a self contained floor for a relative or parent. Finally completing the 2nd floor is the generous sized and well equipped Shower room which is fitted with a single shower cubicle with main shower, complimentary tiling to walls and floor, low level WC and pedestal wash hand basin in white, velux window to the rear elevation, centre light point and radiator.

### The immaculately presented accommodation set over

The property benefits from gas central heating and double glazing throughout.

### Reception Hallway

14'8 x 6'3 (4.47m x 1.91m)

### Guest Cloaks/WC

5'4 x 3'3 (1.63m x 0.99m)

### Spacious Lounge

21'1 x 11'8 (6.43m x 3.56m)

### Separate Dining Room/Playroom

10'0 x 9'4 (3.05m x 2.84m)

### Fabulous fitted 'Wren' Kitchen/Family Room

16'8 x 13'4 (5.08m x 4.06m)

### Separate Utility

6'4 x 5'6 (1.93m x 1.68m)

### Stairs to First Floor & Landing

### Master DOUBLE Bedroom

12'0 x 13'0 (3.66m x 3.96m )

### Dressing Area (Excluding Wardrobes)

8'6 x 4'10 (2.59m x 1.47m)

### Modern contemporary Ensuite Shower Room

8'9" (incl shower) x 3'8" (2.67m (incl shower) x 1.12m)

### Double Bedroom

10'4 (incl wardrobes) x 10'0 (3.15m (incl wardrobes) x 3.05m)

### Double Bedroom

10'0 max x 9'3 (excl wardrobes) (3.05m max x 2.82m (excl wardrobes))

### Family Bathroom

7'5 x 6'6 (2.26m x 1.98m)

### Stairs to Second Floor & Landing

### Double Bedroom

15'4 max x 11'8 (4.67m max x 3.56m)

### Double Bedroom/TV Room/Study

12'0 x 9'9 maximum (3.66m x 2.97m maximum)

### Separate FAMILY Shower Room

8'6 (including shower) x 5'3 (2.59m (including shower) x 1.60m)

### Outside - Overview

The property occupies a prominent position on Reading Avenue and is approached via a private driveway. The property sits at the head of the driveway with the front garden being designed for low maintenance with well manicured shrubs and trees. . The property has front and side access PVCu doors. To the side of the property there is a wide tarmacadam driveway which can accommodate 8 vehicles which in -turn leads to the DOUBLE GARAGES see measurements below . Side gated access leads to the delightful landscaped rear garden which enjoys a high degree of privacy being not directly overlooked with a extensive rear patio area ideal for entertaining purposes. There are fenced and part walled boundaries, shaped lawn area with further flower beds, There is also a private area which is ideal for evening dining and entertaining.

### Double width driveway - providing ample parking

### Detached DOUBLE Garage

17'2 x 17'4 (internal measurements) (5.23m x 5.28m (internal measurements) )

### Viewing Strictly Through Liz Milsom Properties

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

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, Tuesday, Wednesday

9.00 am - 8.00 pm Thursday

9.00 am - 5.00 pm Friday

9.00 am – 4.00 pm Saturday

Closed - Sunday

### CALL THE MULTI-AWARD WINNING AGENT TODAY

### 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.

### 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.



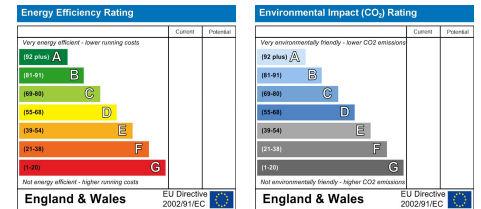


# Directions

For SatNav purposes follow DE11 9TT



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

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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