



1 Moray Close
Church Gresley, DE11 9HL
£267,250

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properties 

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*** NEW PRICE ALERT ***- MOTIVATED SELLER! - AVAILABLE WITH NO UPWARD CHAIN ! - GREAT SIZED FAMILY HOME - SUPER LOCATION. Gas central heating, UPVC Double Glazing. Built by David Wilson Homes. Entrance Hall, Cloaks/WC, spacious Lounge, well fitted Kitchen/Dining Room with French doors, Utility Room, Landing, three good Bedrooms, Family Bathroom and En-Suite Shower Room. Drive & car standing for two vehicles and access to single Garage, enclosed & landscaped rear gardens. EPC rating C - Council Tax Band C. MOTIVATED SELLER - Viewing highly recommended. Open late till 8pm Thursdays.

- Offered with No upward chain
- Occupying a generous sized corner plot
- Spacious Lounge, Breakfast Kitchen
- Master bedroom with En Suite
- Established side and rear gardens
- Great spacious DETACHED FAMILY HOME
- Gas central heating & double glazed
- Utility, Downstairs WC, Family bathroom
- Further double bedroom, single bedroom
- Driveway and garage - Viewing a MUST!



Location

A thriving community right at the heart of the National Forest, the property is situated in a quiet, pleasant part of this extremely popular development within Church Gresley which has become an increasingly sought after place to live for those appreciating the natural beauty and excellent amenities the area has to offer. The property is within easy walking distance to a local Sainsburys Convenience Store, the 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.

The deceptively spacious accommodation:-

Benefits from gas central heating and double glazing throughout.

Ground floor

Front door to:

Entrance Hall

With stairs leading off to first floor, Door to Breakfast Kitchen, Cloaks/WC and spacious Lounge.

Spacious Lounge

17'11 x 10'9 (5.46m x 3.28m)

A lovely light and airy room located to the side of the property with three double glazed windows, radiators and TV point, fitted carpet.

Cloaks/WC

Access from Entrance hallway with two piece suite comprising of WC and wash hand basin, tiled splashback and radiator.

Splendid Kitchen/Diner

17'11 x 9'8 (5.46m x 2.95m)

A great sized family room with an excellent range of wall and floor mounted units with ample rolled edge work surface area with inset sink unit with mixer tap over. Plenty of appliance space suitable for fridge/freezer, plumbing for a dishwasher, built in double oven, hob and extractor fan. The gas central heating boiler is also located in this room, carefully concealed behind a matching door front. Double glazed French doors lead to the rear garden and patio, double glazed window, radiator and tiled flooring, archway leads to the:-

Utility room

5'10 x 5'5 (1.78m x 1.65m)

Fitted with wall and floor mounted units with work surface space over with tiled splashbacks and tiled flooring following through from the Breakfast Kitchen. Plumbing for an automatic washer, Useful store cupboard and door leading to the side access to rear garden and the front.

First floor and Landing

Carpeted stairs lead to the first floor and landing with all accommodation off, with double glazed window, smoke detector, built-in airing cupboard, loft hatch which is insulated.

Master double bedroom

12'6 x 9'9 (3.81m x 2.97m)

A great sized double bedroom, with plenty of natural light having dual aspect double glazed windows, carpet, radiator and range of fitted wardrobes.

En-suite shower room

Fitted with three piece suite comprising fully fitted shower cubicle, pedestal wash hand basin and low level WC. Tiled surround, radiator and double glazed windows.

Double Bedroom 2

11'0 x 9'8 (3.35m x 2.95m)

Generous sized double with double glazed window to front aspect, radiator and built-in fitted wardrobes.

Bedroom 3

9'10 x 6'11 (3.00m x 2.11m)

A generous sized single bedroom with radiator, fitted carpet and double glazed window overlooking the side elevation.

Family Bathroom

Completing the first floor accommodation is the family bathroom with fitted three piece suite comprising panelled bath, pedestal wash hand basin and low-level WC, tiled surround, extractor fan, PVCu obscure double glazed window to side and radiator.

Outside

The property is pleasantly situated on a generous corner plot, enjoying a high level of privacy, with gardens to front, side and rear. The front garden is low maintenance with gravel. A path leads to the front entrance door. There is a side driveway providing off road parking for three vehicles and access to the garage. The larger garden area comprises of a patio and lawn area with established gardens providing an array of colour and again enjoys a high degree of privacy.

Detached single garage

Having up and over door, power and light supply.

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

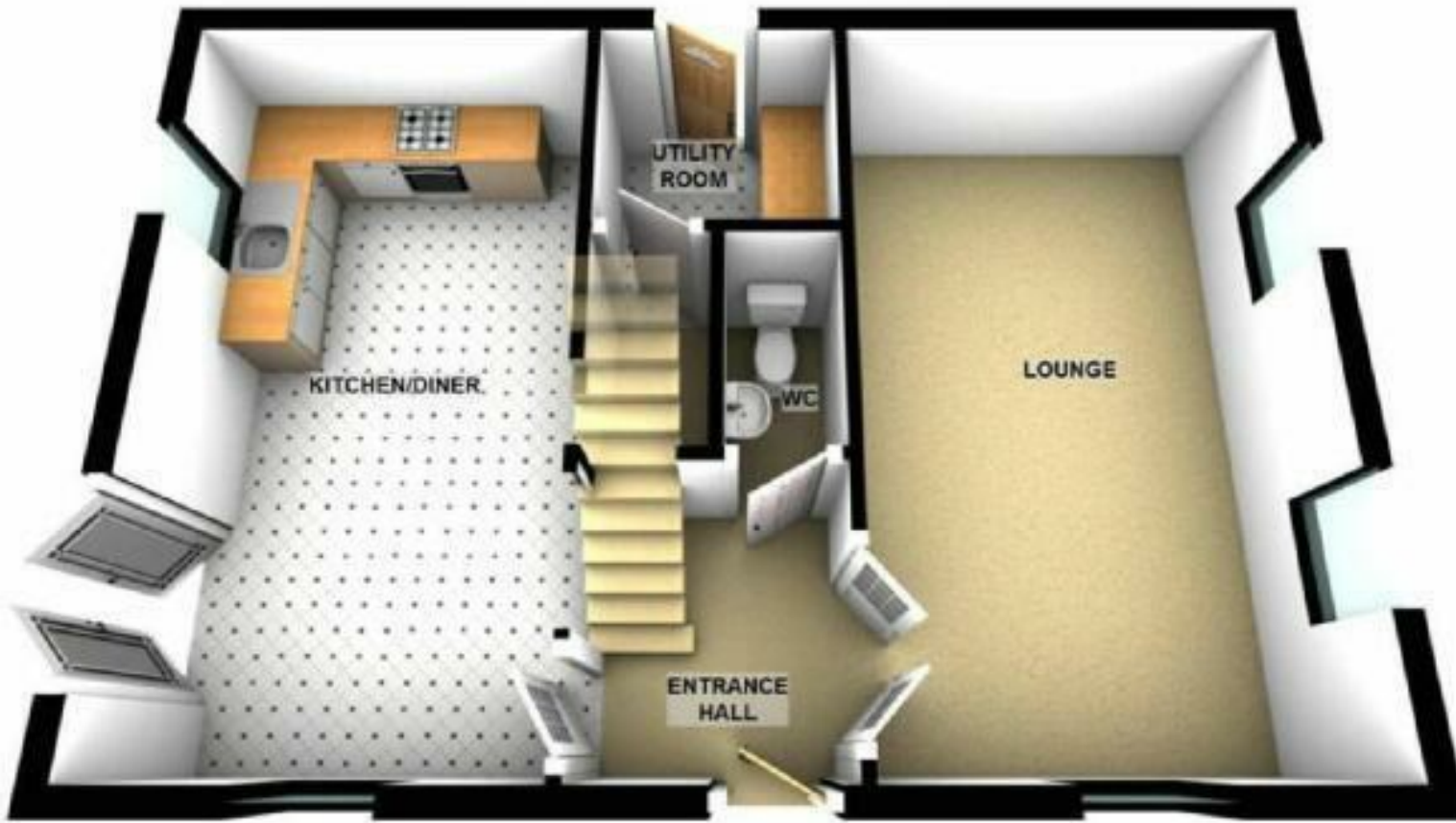
The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services,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

LMPL/LMM/MAC 20.6.2024 /1 DRAFT

LMPL/LMM/MAC.25.06.2024/2 APPROVED



GROUND FLOOR
APPROX. 43.1 SQ. METRES (463.5 SQ. FEET)

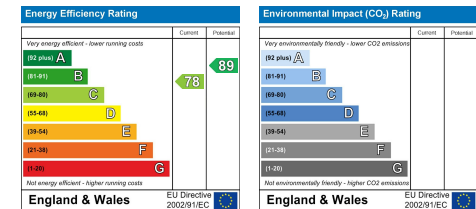


TOTAL AREA: APPROX. 85.2 SQ. METRES (917.4 SQ. FEET)

Our floorplans are included as a service to our customers and is intended as a GUIDE TO LAYOUT only. Dimensions are approximate. DO NOT SCALE.
Plan produced using The Mobile Agent.

Directions

For SAT NAV purposes use DE11 9HL The property is best approached by traveling out of Swadlincote town centre and passing through the village of Church Gresley along Church Street, at the roundabout take the second exit into Castle Road, upon reaching the next roundabout take the third exit into the Castleton Park development, along Brunel Way, turning right into Glamorgan Way, passing the Gresleydale Health Centre on the right, continue along this road and Moray Close issues off on the right, as you proceed into the cul-de-sac, bear right, the subject property is set back from the road on the left hand side and is clearly denoted by our distinctive red For Sale board.



Seabrook House, Dinmore Grange, Hartshorne,
Swadlincote, Derbyshire DE11 7NJ

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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

