



**4 Portsmouth Close**  
**Church Gresley, DE11 9TH**  
**£330,000**

**lizmilsom**  
**properties** 

## 4 Portsmouth Close, Church Gresley, DE11 9TH

\*\* LIZ MILSOM PROPERTIES \*\* presents this modern, THREE STOREY DETACHED HOME offering FOUR/FIVE Bedrooms and spacious, stylish accommodation throughout. Highlights include a superb Kitchen/Family/Dining Room to the ground floor along with a Study/Bed Five The spacious Lounge with Juliet balcony and the Master Bedroom with modern fitted Ensuite are to the first floor. Rising to the second floor there are three good sized Bedrooms all with fitted robes and the Family Bathroom. The property also includes a DETACHED GARAGE along with a great covered area for OFF ROAD PARKING which is screened by an electric shutter door. The presentation of this property is pristine and MUST BE VIEWED. EPC Rating "TBC"/Council Tax Band "D". HURRY TO VIEW.....

- Splendid Three Storey FAMILY HOME
- Open Plan Kitchen/Dining/Family Room
- Master Bedroom & Ensuite
- Modern Family Bathroom
- Garage & covered OFF ROAD PARKING
- Cloaks/WC & Study/Bed Five
- Spacious Lounge
- Three further GOOD Sized Bedrooms
- Landscaped Rear Garden
- CALL TODAY



## 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.

## Outside - Front

Nestled behind a hedged boundary, this property features steps leading up to the front entrance door, ensuring a welcoming approach. Adjacent to the front entrance is access to the roller shutter door, which conceals the covered off-road parking and a single garage. The garage is equipped with an up-and-over door for convenient access, and it includes both light and power facilities, providing secure storage space for vehicles and additional convenience for homeowners.

## Reception Hallway

Enter through a standard front door into an inviting hallway featuring laminate light grey wood effect flooring and a radiator for added comfort. The Reception Hallway provides access to the downstairs WC, the Kitchen/Dining/Family Room with a separate access through to the Study/bed Five. A staircase leads to the first floor, enhancing the home's functional layout.

## Fitted Kitchen/Dining Room/Family Area

20'6 x 15'10 (6.25m x 4.83m)  
This room boasts the Karndeian flooring which flows through from the Reception Hallway. Having two modern anthracite wall hung radiators, it features windows to the side elevation and French doors leading out on to the rear garden and patio area - this allows for ample natural light. The Kitchen area includes a black composite sink with mixer taps over, white wall and floor mounted units with contrasting grey worksurface areas over. There is space and plumbing for appliances with the integral extractor fan, electric oven, and induction hob all to be included in the sale. The room seamlessly flows into a Dining Area, perfect for family meals and entertaining.

## Study/Bed Five

9'1 x 6'3 (2.77m x 1.91m)  
Overlooking the front elevation is a versatile room that can serve as a study, a fifth bedroom, or a playroom. This space features carpeted flooring, a centre light point, and a radiator, making it both functional and comfortable.

## Ground Floor WC/Cloaks

6'7 x 3'10 (2.01m x 1.17m)  
This well-appointed space features laminate flooring and radiator for comfort. An opaque window to the side allows natural light to filter in, enhancing the room's ambiance. The suite consists of a white low level WC and wash hand basin with modern stainless steel fittings, adding a sleek, contemporary touch to the decor.

## Stairs to First Floor & Landing

## Spacious Lounge

16'3 x 10'2 (4.95m x 3.10m)  
This room features carpet flooring and includes a radiator for added warmth. French doors lead to a small Juliet balcony, accompanied by a window on the side elevation, allowing plenty of natural light. The room is also equipped with a TV point and two centre light points, enhancing its functionality and appeal.

## Master Bedroom

11'1 x 9'2 (3.38m x 2.79m)  
The stunning Master Bedroom overlooks the front elevation and boasts double fitted wardrobes, offering ample storage space. The room features carpeted flooring and a centre light point, enhancing its comfort and elegance. Additionally, the Master Bedroom provides direct access to the en-suite bathroom, ensuring convenience and privacy.

## Ensuite Shower Room

9'2 x 3'9 (2.79m x 1.14m)  
The Ensuite is fitted with a radiator, partial tiling on the walls and an opaque window to the rear for privacy. It includes a white three piece suite consisting of low level WC, wash hand basin, and a shower cubicle with inset mains shower, combining practicality with a clean, modern design.

## Stairs to Second Floor & Landing

## Bedroom Two

15'5 x 8'8 (4.70m x 2.64m)  
This room features carpet flooring and a radiator for added comfort. Two windows on the front elevation provide plenty of natural light. Additionally, it boasts triple integral wardrobes, offering extensive storage space and maintaining a clean, organized look.

## Bedroom Three

11'3 x 10'10 (3.43m x 3.30m)  
This inviting room is fitted with carpet flooring, radiator and window to the front elevation. It also features double fitted wardrobes and cupboards, providing ample storage and keeping the room neat and organized.

## Bedroom Four

10'5 x 7'3 (3.18m x 2.21m)  
This Bedroom is utilised by the current Vendors as an Office space. The room benefits from carpeted flooring, complemented by a window overlooking the rear for natural light. A radiator ensures comfort throughout the room. Integral wardrobes offer practical storage solutions, maximizing space and maintaining a tidy environment.

## Family Bathroom

The modern Family Bathroom is equipped with a three piece white suite consisting of low level WC, wash hand basin, panelled bath with mains shower over providing a clean and inviting look. A radiator ensures warmth, while vinyl flooring offers durability and easy maintenance. Tiled splashbacks add a touch of style and protect the walls. An extractor fan enhances ventilation, ensuring a comfortable environment after bathing or using the facilities

## Outside - Overview

The rear garden of this property is easily accessible through the rear

French doors or via a convenient side wooden access gate. It has been meticulously landscaped to create a stunning outdoor space. The garden features a spacious Italian sandstone patio area perfect for outdoor dining and relaxation, complemented by a well-maintained lawn and established shrub borders, enhancing privacy and visual appeal. Enclosed by fenced panelled boundaries, the garden includes steps leading down to a side storage area, offering practical storage solutions and completing this beautifully designed outdoor sanctuary

## 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.



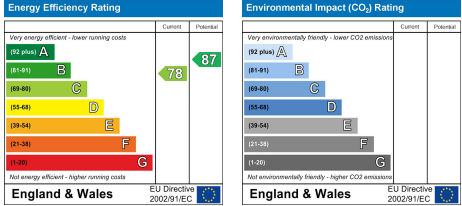


## Directions

The property is best approached by travelling out of Swadlincote town centre along Hearthcote Road, upon reaching the roundabout take the first exit and proceed along Swadlincote Lane. At the next roundabout take the first exit into Luton Road, proceed for a short distance turning left again into Portsmouth Close, where the subject property will be situated on your right hand side.



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: D

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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