



11 Darley Dale
Church Gresley, Swadlincote, DE11 9RN
£360,000

lizmilsom
properties 

11 Darley Dale, Church Gresley, Swadlincote, DE11 9RN

LOCATION, LOCATION, LOCATION introducing this executive detached family home, currently listed for sale. Offered with NO UPWARD CHAIN, this property is in good condition, with neutral colours and is READY FOR IMMEDIATE OCCUPATION, and offers a welcoming and comfortable living space. The property comprises FOUR bedrooms, three of which are well-proportioned doubles and the third being a comfortable single. This makes it an ideal choice for families or those needing additional space for a home office or guest room, perfect for an elderly parent. The house benefits from a spacious Lounge, separate from the rest of the house and providing a cosy area for relaxation or entertaining guests. The Lounge leads on to an impressive Conservatory. Natural light floods into the well equipped Breakfast kitchen, creating a bright and airy space for cooking and dining. Two further individual rooms, the Dining Room and the Study if required, would be perfect to accommodate an elderly relative. Smart driveway which opens up to provide ample off road parking for several vehicles, which then leads to the above average garage. EPC rating C, Council Tax Band D. **EARLY VIEWING HIGHLY RECOMMENDED**

- Secluded idyllic setting in quiet cul-de-sac
- Generous plot with with above average sized garage
- Hall, Spacious Lounge leading to Conservatory
- Splendid Breakfast Kitchen/Diner leading to patio
- En-Suite to Master, Guest Cloaks/WC, Bathroom
- Offered with NO UPWARD CHAIN
- Multi-functional accommodation perfect for relative
- Separate Dining Room, Study
- 4 generous sized double bedrooms
- Ample parking , Landscaped gardens - VIEW EARLY



Location

This detached property is pleasantly situated in a small select cul-de-sac on this enviable and popular development. Church Gresley is approximately half a mile from Swadlincote town centre which provides all local amenities with shops, Supermarkets, eateries and a local cinema. Ideal for the commuter the property is well placed for the road networks including easy access to the A444, A511, A38 and M42 which leads to the major towns of Birmingham, Nottingham and beyond.

Description

LIZ MILSOM PROPERTIES are delighted to offer For sale, this neutrally decorated, executive detached house, perfect for growing families, OFFERED with NO UPWARD CHAIN, which is a massive benefit for a swift purchase. This property is ideally situated in a popular residential area built by Crest Homes in a small select cul-de-sac location, with very limited traffic, excellent public transport links, nearby schools, local amenities, nearby parks, and fantastic walking routes.

The property comprises four bedrooms, two bathrooms, four reception rooms including a Splendid Conservatory, and a fabulous Breakfast kitchen. The four bedrooms provide ample living space. The first, second and third bedrooms are all generously sized doubles, with the second bedroom benefiting from built-in wardrobes. The fourth bedroom is a comfortable single room.

The house is also home to a single garage and off-street parking, ensuring that there is always space for your vehicles. The private garden, which is accessed via the second reception room, offers a tranquil area to relax and enjoy the outdoors, with its beautiful garden views.

The kitchen boasts wood countertops and is bathed in natural light. It also includes a breakfast area, perfect for those family mornings. The two reception rooms (open plan) offer plenty of space for entertaining or unwinding.

The house is classified in council tax band D. Other notable features include a drive, garage, and private garden. Of note the boiler has also recently been re-fitted.

In conclusion, this detached house offers a unique opportunity to live in a location that combines convenience and tranquillity, perfect for modern family life. Don't miss out on this fantastic opportunity.

The well presented accommodation:

The property has the added benefit of uPVC double glazing and gas central heating throughout.

Ground floor

Welcoming with laminate flooring, fitted carpets on the stairs and landing and radiator.

Reception Hall

Welcoming Hall way with laminate flooring, fitted carpets on the stairs and radiator.

Guest Cloaks/WC

Located off the hallway with two piece suite , W.C with low level flush, wash hand basin, with window and radiator.

Spacious Lounge

17'8 x 10'9 (5.38m x 3.28m)
A great sized family room perfect for entertaining friends and family with double glazed window to the front elevation, French doors to the rear elevation, leading to the splendid Conservatory fitted carpets and radiators.

Splendid Conservatory

14'5" x 10'9" (4.4m x 3.3m)
Another generous sized reception area, but could be a multi-functional room ie Play room, Garden Room what ever works for a fall. The Conservatory has a tiled floor with underfloor heating and French doors leading to the rear extensive patio.

Splendid Kitchen/Diner

19'5 x 8'4 opens up to 10'0 (5.92m x 2.54m opens up to 3.05m)
Located to the rear of the property, having an extensive range of wall and floor mounted units with ample roll top work surfaces, with inset sink and drainer, built in double oven, hob and extractor over, built in dishwasher, tiled splash backs, attractive part tiled walls. tiled floor. There is plenty of room for a table, Upvc double glazed window and door leading to the rear patio.

Study/Bedroom/Play Room

12'5" x 7'6" (3.8 x 2.3)
The property has many individual rooms which could easily be adapted, and used for members of the family, possibly elderly parent/s . The Study and Dining room could fall into this category. Check out the floor plan layout.

Second Reception Room/Dining Room

9'10" x 8'6" (3.0 x 2.6)
Located to the front of the property with double doors to the Study

Staiirs to first floor and Landing

Carpeted stairs lead to the first floor, with access to loft, There are four generous sized double bedrooms

Master double bedroom

12'9" x 9'10" (3.9 x 3.0)
Located to the front of the property a generous sized room, fitted carpet, plenty of room for free standing furniture with access to:-

En Suite Shower Room

With three piece suite comprising of W.C with low level flush, wash hand basin, shower cubicle, tiled splash backs and practical laminate floor.

Bedroom 2

11'1" x 10'2" (3.4 x 3.1)
with upvc double glazed window to the front elevation, fitted carpet.

Bedroom 3

10'2" x 7'6" (3.1 x 2.3)
Overlooking the rear garden a generous sized bedroom, with fitted carpet.

Bedroom 4

8'2" x 7'6" (2.5 x 2.3)
Overlooks the rear garden. fitted carpet.

Family bathroom

With three piece suite comprising of W.C with low level flush, pedestal wash hand basin, panelled bath with electric shower over, tiled splash backs, tiled floor and radiator.

Outside

Occupying a generous sized corner plot on a slightly elevated site on this ever popular development. There is a substantial block paved driveway, providing ample off road parking for several cars, With mature established shrubs.
To the rear is a blocked paved patio and a raised enclosed garden mainly laid to lawn with an area suitable for raised beds suitable for kitchen garden area/ Panelled fenced boundaries and steps lead down to the patio area.
Plenty of storage area to tje side of the property which leads to

Garage
Over sized detached garage with up and over door, side door leading to rear garden, power and lights.

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.

Above average sized detached garage

Over sized detached garage with up and over door, side door leading to rear garden, power and lights.

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

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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/20.05.2025/1 DRAFT





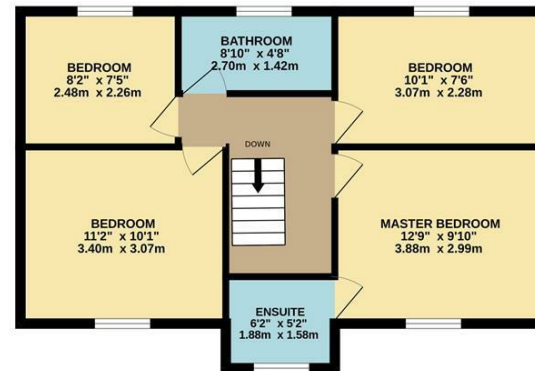
Directions

For SAT NAV purposes use DE11 9RN

GROUND FLOOR
903 sq.ft. (83.9 sq.m.) approx.



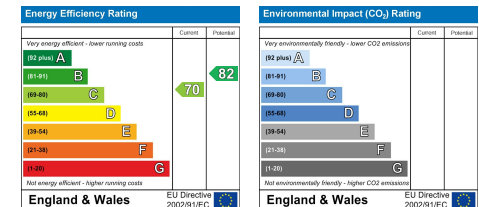
1ST FLOOR
541 sq.ft. (50.3 sq.m.) approx.



TOTAL FLOOR AREA : 1444 sq.ft. (134.2 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: 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

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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

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THE NATIONAL ASSOCIATION OF ESTATE AGENTS (NAEA)/THE PROPERTY OMBUDSMAN SCHEME

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