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24 Regent Street
Church Gresley, DE11 9PL
£273,420

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** LIZ MILSOM PROPERTIES** are delighted to bring Mona Villa to the market. Mona Villa is an attractive Victorian-style Three bedroom semi-detached home offering a blend of original character and modern convenience. The property features two spacious reception rooms, both with multi-fuel burners, a modern fitted kitchen plus an additional second kitchen, and a wealth of period details including stained glass, high ceilings and decorative fireplaces. Upstairs offers three well-proportioned bedrooms, including a spacious master with freestanding bath, along with a contemporary family bathroom. Outside, the home benefits from a private rear garden with patio areas, summer house and useful lean-to with laundry space, while the hedged frontage provides privacy and kerb appeal. An ideal property for buyers seeking a charming period home with generous living space and unique features. EPC: D / TAX BAND B. Call us today to view this beautiful family home !

- Attractive Victorian-style semi-detached home oozing with character & period features
- Spacious Lounge with bay window & multi-fuel log burner
- Separate Dining room with multi-fuel log burner
- Stylish fitted kitchen with bespoke units, and exposed brick fireplace
- Additional fully operational second kitchen & utility
- Ground floor WC
- Spacious master bedroom with dual-aspect windows and freestanding claw-foot bath
- Contemporary family bathroom with mains waterfall shower and traditional high-flush WC
- Private rear garden with patio, summer house, water feature & lean-to utility area
- EPC: D / TAX BAND : B



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Location

Nestled along the well-established Regent Street in the popular village of Church Gresley, Mona Villa enjoys a fantastic setting close to a range of everyday amenities. The area offers easy access to local shops, schools and parks, while nearby Swadlincote provides a wider choice of retail and leisure facilities. Excellent road links connect the property to surrounding towns and commuter routes, making it well-placed for both local and regional travel. With its traditional Victorian style this semi-detached family home offers the perfect blend of space and character being tastefully decorated throughout.

Overview

Mona Villa is an impressive Victorian-style semi-detached home that blends period charm with modern comfort. The property features majority UPVC double glazing, full gas central heating, and the added benefit of two multi-fuel burners, one in the spacious front lounge and another in the dining room. Set behind a mature hedged boundary, the home enjoys a good degree of privacy with a low-maintenance slate fore garden and a side pathway leading to the characterful keyhole porch.

Stepping inside, the original glazed porch tiles and stained glass door set the tone for the wealth of period features throughout. The welcoming entrance hallway offers access to all ground-floor accommodation and features a large walk-in pantry with original thrawl. The front lounge is a delightful space, boasting a full bay window allowing for plenty of natural light, high ceilings, coving, picture rail, decorative circular stained-glass window and a stone fireplace housing the multi-fuel burner. The second reception room mirrors this charm, complete with a high ceiling, side window and exposed brick fireplace.

A real highlight of the home is the stylish fitted kitchen at the rear, offering bespoke cabinetry, generous work surfaces and a Belfast sink set within a side box bay window. A recessed exposed brick fireplace with a dual-fuel range adds further character. Uniquely, the property also benefits from a second fully operational kitchen with double ovens, space for a large fridge-freezer, solid wood worktops and a concealed gas boiler, plus access to the rear garden. A guest cloakroom/WC completes the ground floor.

To the first floor, the superb master bedroom spans the front of the property and benefits from dual-aspect windows and a freestanding claw-foot bath with wash basin. Bedroom two

is another excellent double with views to the side and rear elevation, while bedroom three is a well-proportioned single. The contemporary family bathroom offers a bath with mains waterfall shower, pedestal wash basin, high-flush WC and traditional-style radiator.

Outside, the rear garden provides a mix of practicality and relaxation with a useful lean-to housing laundry facilities, patio seating area, gravelled low-maintenance section with water feature, additional seating space, summer house and well-kept shrub borders. Fenced boundaries ensure privacy, with a side gate returning to the front of the property.

The beautifully presented accommodation comprises:

Reception Hall

Spacious bay windowed Lounge

14' 1" x 14' 0" (4.27m 0.30m' x 4.27m 0.00m')

Separate Reception Room/Dining Room

14' 1" x 10' 6" (4.27m 0.30m' x 3.05m 1.83m')

Splendid bay windowed fitted Kitchen

12' 6" x 12' 3" (3.66m 1.83m' x 3.66m 0.91m')

2nd fitted Kitchen/Utility

10' 0" x 8' 2" (3.05m 0.00m' x 2.44m 0.61m)

Separate WC

First floor and landing

Principle Double bedroom with Slipper bath

14' 1" x 14' 0" (4.27m 0.30m' x 4.27m 0.00m')

Double bedroom Two

14' 1" x 10' 6" (4.27m 0.30m' x 3.05m 1.83m')

Bedroom Three

8' 2" x 9'10" (2.44m 0.61m' x 3.00m")

First floor family bathroom

Generous sized cabin

So multi-functional with potential for a large office, gym whatever your needs may be, having 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 to Friday (Late Night until

8.00 pm Thursday)

9.00 am – 4.00 pm Saturday

10.00 am – 12.00 Noon 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.

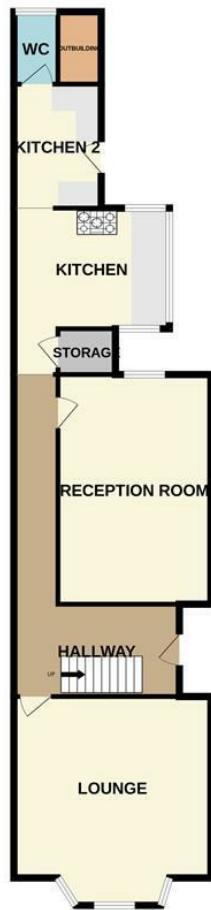
Disclaimer

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.



GROUND FLOOR
911 sq.ft. (84.6 sq.m.) approx.

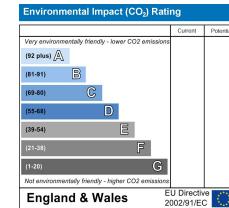
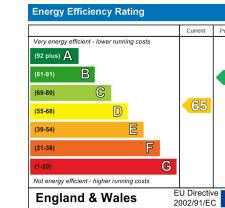
1ST FLOOR
758 sq.ft. (70.4 sq.m.) approx.



Directions

From Swadlincote Road A514 proceed straight ahead at the roundabout, proceed for a short distance, at the traffic lights take the left hand lane, passing the Morrisons Petrol station where you will come to a mini island take the first exit at the island onto Coppice Side, taking the 3rd right onto York Road, passing the local Maurice Lea Memorial Park. Turn first left onto Market Street Church Gresley and right by Regent Court into Regent Street, where the property can be found on the left hand side as identified by our distinctive red For Sale board. For SAT NAV purposes use DE11 9PL

TOTAL FLOOR AREA : 1669 sq.ft. (155.0 sq.m.) approx.
While every effort has been made to ensure the accuracy of the floor plans, all measurements of doors, windows, rooms and any other features are approximate and no responsibility is taken for any error, omission or mis-statement. The 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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Seabrook House, Dinmore Grange, Hartshorne,
Swadlincote, Derbyshire DE11 7NJ

Directors: E M Milsom G T Milsom



01283 219336

07974 113853

liz.milsom@lizmilsomproperties.co.uk

lizmilsomproperties.co.uk

COUNCIL TAX

Band: B

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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circumstances. The fee is up to 1% but a typical fee is 0.3% of the amount borrowed.

