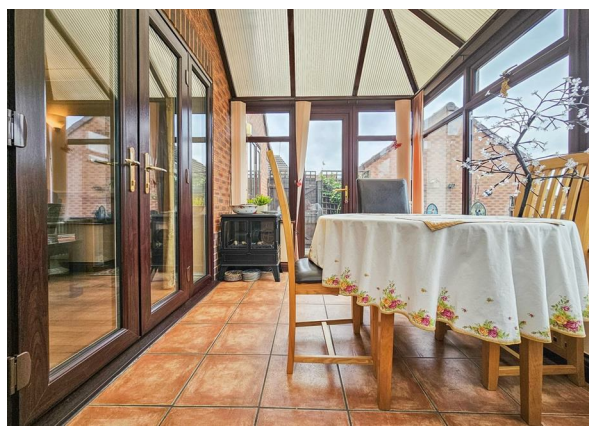


Hillside Gardens, Church Gresley, Swadlincote, Derbyshire, DE11 9QA
£265,000



Hillside Gardens, Church Gresley, Swadlincote, Derbyshire, DE11 9QA

£265,000
Council Tax Band: C

We are proud to present this superb Detached Bungalow on a quiet Cul-de-Sac, set away from the main Gresley Wood Road in Church Gresley. The property benefits from being in a quiet and secluded spot, but nearby the bus route and a short distance away from Swadlincote Town Centre. The property is also sat on the edge of the National Forest, and Gresley Wood Nature Reserve, perfect for walkers and dog owners. The fabulously presented home, comprises of a large lounge, with French doors out to the conservatory/dining room, as well as a kitchen, a recently re-fitted shower room and two double bedrooms. There is a driveway, detached garage and low maintenance, landscaped, private garden.

Approach to the property is via the road from the quiet cul-de-sac. The main entrance to the property is to the side, with a door to an entrance hallway. From here, further doors lead to the interior accommodation. The lounge is bright and homely, with French doors to the conservatory/dining area, letting in lots of natural light. The floor is carpeted and there is a rustic feature fireplace, with inset fire. The ceilings are coved, adding to the rooms elegance.

The kitchen is to the front and boasts a range of wall and base units along with a gas hob, electric oven and appliance spaces. The area is tastefully decorated and well-appointed. The floors are tiles and the ceiling is decoratively coved.

The conservatory/dining area is a nice addition the home, with tiled floor, and lots of natural light. All the glass is good great condition.

The shower room is modern and newly fitted and is as luxurious as it is well-appointed, with washed slate effect ceramic wall tiles, oak effect laminate flooring, and matching hotel style integrated basin and storage unit with matching WC integrated unit. There is a walk-in double rainforest power-shower, a heated towel rail, and cabinet with mirrored front.

The Master bedroom is large, the space not compromised by the triple width wardrobe. The well-presented space benefits from oak effect laminate flooring, coved ceilings and a bay window to the front elevation for ample natural light.

The second bedroom is again a double, with tasteful décor, smoked oak effect laminate flooring and large UPVC window to the rear elevation for natural light.

Outside - Situated in a quiet cul-de-sac, the property has a tandem, double drive to the front leading to a single garage. A gate provides access to a private, landscaped rear garden. This low maintenance patio garden has seating, planters and patios.

Room Sizes -

- Kitchen - 3.3 x 2.83 (10'9" x 9'3")
- Lounge - 3.14 x 4.95 (10'3" x 16'2")
- Conservatory - 3.59 x 2.36 (11'9" x 7'8")
- Master Bedroom - 3.14 x 3.98 (10'3" x 13'0")
- Bedroom Two - 3.34 x 2.61 (10'11" x 8'6")

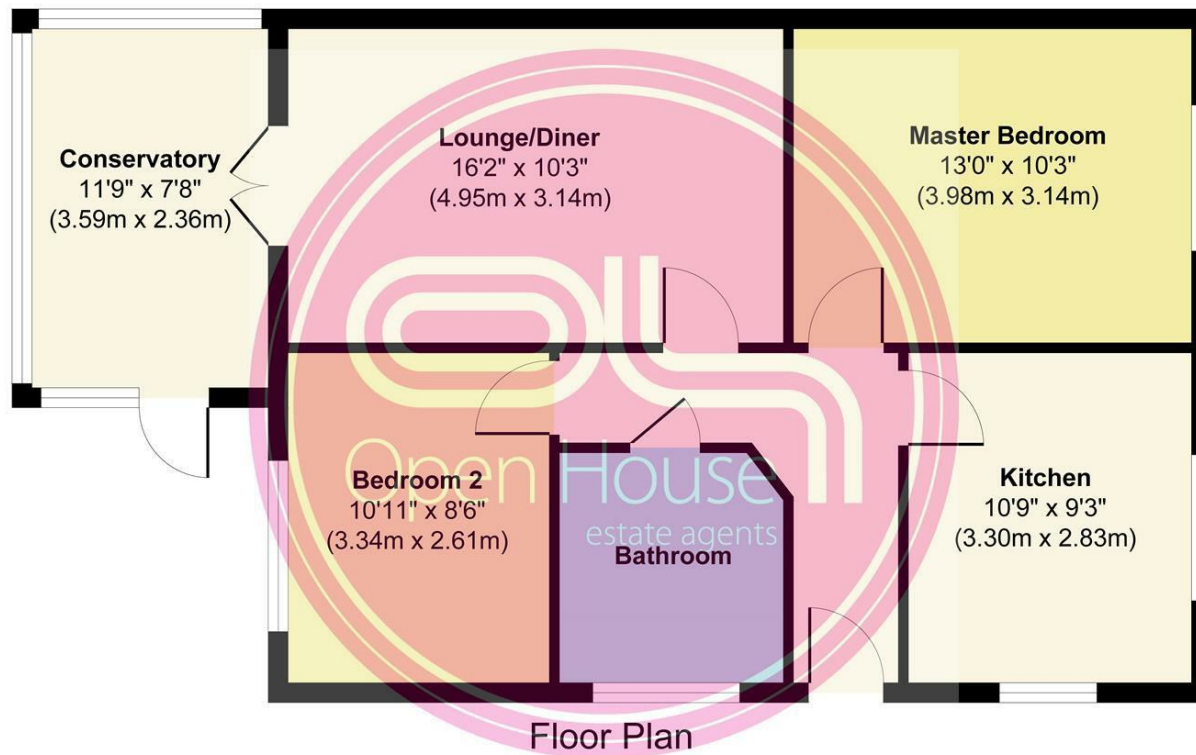
Council Tax - The property is within South Derbyshire District Council and is listed as a band C for council tax.

EPC Rating: The property has an energy performance rating of D.





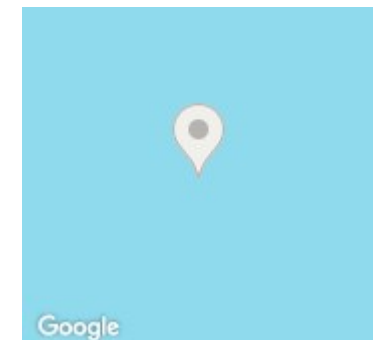




Approx. Gross Internal Floor Area 735 sq. ft / 68.24 sq. m

Illustration for identification purposes only, measurements approximate and not to scale, unauthorized reproduction is prohibited.

Produced by designimperial.com



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		84
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		68
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC