

Rockcliffe Close, Church Gresley, DE11 9FD

£200,000



**Rockcliffe Close, Church Gresley, DE11
9FD
£200,000**

Offered with no upward chain, this immaculately presented two-bedroom semi-detached home sits within a quiet modern development in Church Gresley. Built in 2024 and still under NHBC guarantee, the property boasts stylish interiors, integrated appliances, and off-road parking for two vehicles. Ideal for first-time buyers or downsizers looking for a turn-key home in a convenient location.

Entrance Hall

Welcoming entrance hallway with access to the kitchen and WC/utility room.

Kitchen – 4.34m x 1.85m (14'3" x 6'1")

Contemporary fitted galley kitchen featuring a full range of integrated appliances including oven, hob with extractor, fridge/freezer, and dishwasher. A modern and efficient layout leads directly into the open plan living area.

WC/Utility Room – 2.23m x 1.66m (7'4" x 5'5")

Combines a guest WC with space for laundry appliances, neatly tucked away for practicality.

Lounge/Dining Room – 4.45m x 3.60m (14'7" x 11'10")

A bright and spacious living/dining area with French doors opening onto the rear garden. Stairs rise to the first floor from this space, adding to the modern open-plan layout.

First Floor Landing

With access to both bedrooms and the family bathroom.



Bedroom One – 3.12m x 3.60m (10'3" x 11'10")
Generous double bedroom overlooking the rear elevation, tastefully decorated and well-proportioned.

Bedroom Two – 3.12m x 3.60m (10'3" x 11'10") max
A second spacious double bedroom with a front-facing window allowing in plenty of natural light.

Bathroom – 2.00m x 2.16m (6'7" x 7'1")
Modern three-piece suite comprising a panelled bath with overhead shower, low-level WC, and hand wash basin, all finished with stylish tiling.

Outside

The westerly facing rear garden enjoys afternoon and evening sun, laid mainly to lawn with fenced and walled boundaries for privacy. To the front, there is off-street parking for two vehicles.

Additional Information

Tenure: Freehold

EPC Rating: B

Council tax Band: B

Local Authority Area: South Derbyshire

NHBC Warranty Remaining until 2034

Annual Estate Charge: £126

We wish to clarify that these particulars should not be relied upon as a statement or representation of fact and do not constitute any part of an offer or contract. Buyers should satisfy themselves through inspection or other means regarding the correctness of the statements contained herein.

Please also be aware that we have not verified the condition of the appliances or the central heating system included in the sale, and buyers are advised to conduct their own assessments before entering into a

contract.

Money Laundering Regulations 2003:

In accordance with the Money Laundering Regulations 2003, we are obligated to verify your identification before accepting any offers.

Floorplans:

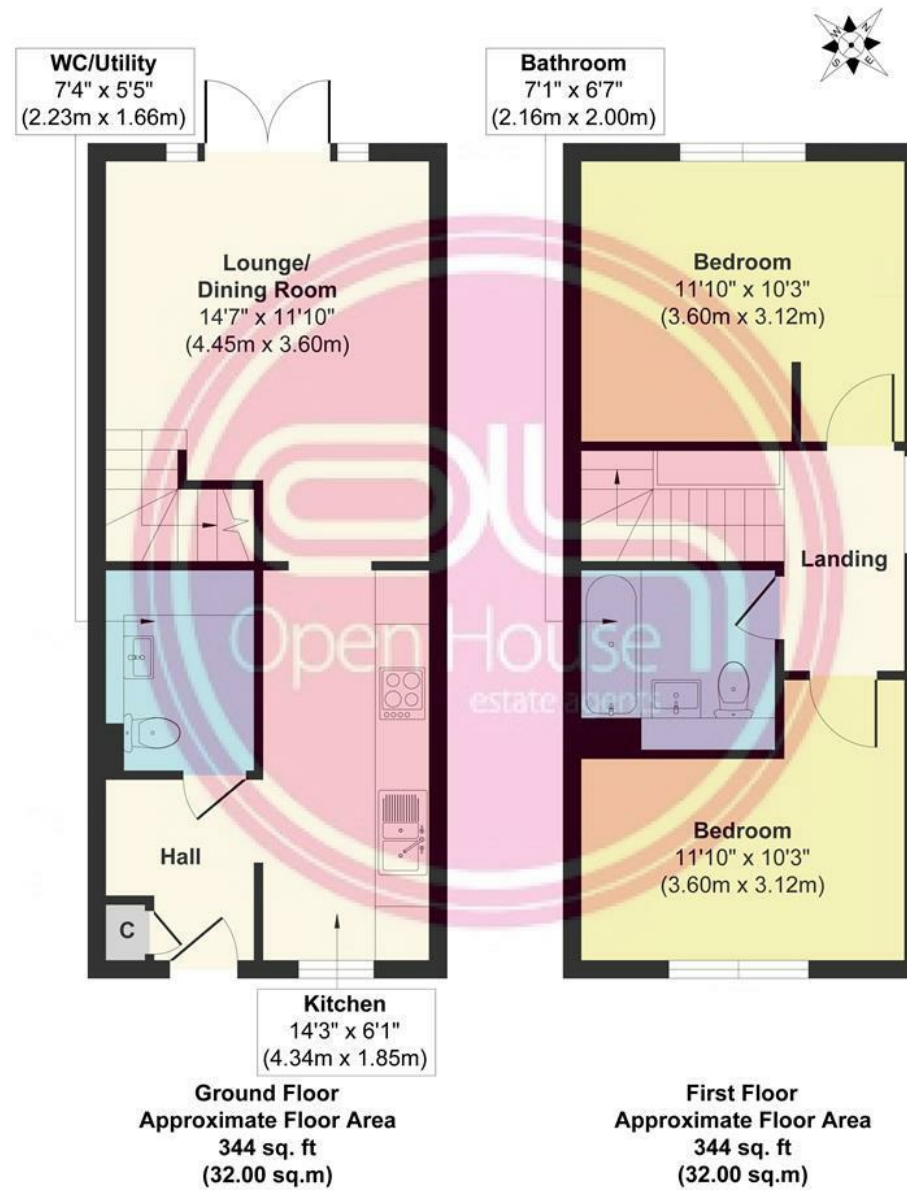
We take pride in providing floorplans for all our property particulars, which serve as a guide to layout. Please note that all dimensions are approximate and should not be scaled.








48 Rockcliffe Close



Approx. Gross Internal Floor Area 688 sq. ft / 64.00 sq. m

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

ENERGY PERFORMANCE CERTIFICATE

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		97
(81-91) B	83	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

LOCAL AUTHORITY

South Derbyshire

TENURE

Freehold

COUNCIL TAX BAND

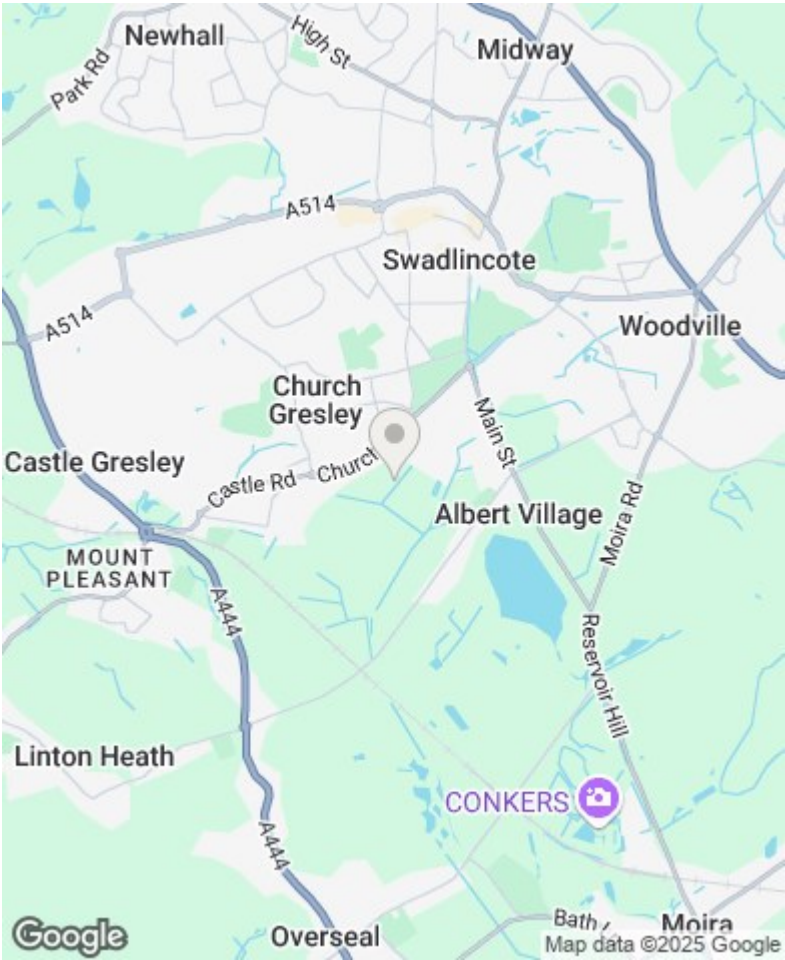
B

VIEWINGS

By prior appointment only

PROPERTY SUMMARY

- Newly Built Semi-Detached Home
- Two Double Bedrooms
- Off-Street Parking for Two Vehicles
- No Upward Chain
- Fully Integrated Kitchen
- Downstairs WC/Utility Room
- Open Plan Living
- Immaculately Presented Throughout
- NHBC Guarantee Until 2034
- EPC Rating: B | Council Tax Band: B



31 West Street, Swadlincote, DE11 9DN

Tel: (01283) 240632

Email: BurtonSwad@localagent.co.uk

www.openhouselocal.co.uk