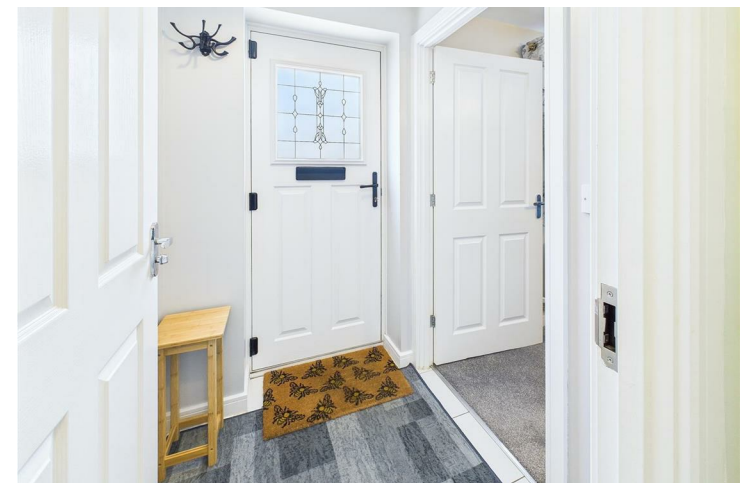




Lewisham Drive, Church Gresley, DE11 9GN

£240,000



**Lewisham Drive, Church Gresley, DE11
9GN
£240,000**

Welcome to this immaculately presented, three-bedroom, semi-detached home in Church Gresley. Situated away from the main road, the property enjoys peace and privacy whilst still being within easy reach of local schools, amenities, and excellent commuter links. The current owners have fully refurbished the home to a high standard throughout. This stylish and low-maintenance property is perfect for first-time buyers, downsizers, or investors looking for a 'move-in ready' home.

The home itself is accessed through a newly installed modern composite entrance door which opens into a welcoming hallway. From here, you'll find doors leading to the ground floor living accommodation.

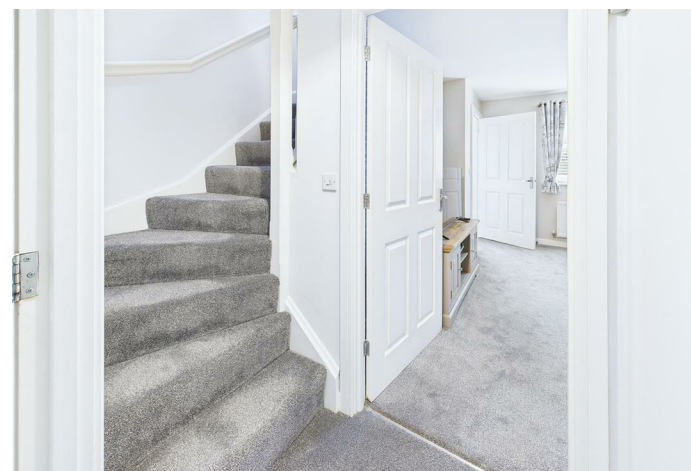
Lounge – 11'3" x 13'9" (3.44m x 4.20m)
Positioned at the front of the property, the lounge is beautifully maintained and offers a generous living space with neutral décor, flooring in great condition, and a door leading into the kitchen/diner via the:

Inner hallway

With access to the stairs and the:

Kitchen/Diner – 14'9" x 10'7" (4.50m x 3.23m)

Forming the heart of the home, this open-plan kitchen/diner offers an excellent space for both cooking and entertaining. The recently upgraded kitchen features a range of wall and base units, and new appliances including integrated oven with four-ring hob and extractor hood, integrated appliances, and space for a freestanding fridge freezer. The dining area comfortably accommodates a dining table and



opens directly into the extended family room via French doors.

Family Room – 10'7" x 9'1" (3.23m x 2.77m)

Flooded with natural light from Velux roof windows and patio doors, this superb extension provides an ideal additional living area with direct access to the rear garden. A superb addition to this already fantastic family home.

Cloakroom WC

The cloakroom is conveniently located in the hallway, featuring a WC, hand-wash basin and tiled flooring with light décor.

First Floor Landing

A spacious landing gives access to all bedrooms and the family bathroom.

Master Bedroom – 10'1" x 10'9" (3.07m x 3.28m)

The principal bedroom is located to the rear of the home and benefits from two built-in double wardrobes, offering excellent storage.

En-suite Shower Room

A modern en-suite comprising a double shower cubicle with recently fitted rain-forest shower, wash basin, WC and a newly fitted heated towel rail.

Bedroom Two – 7'3" x 10'2" (2.21m x 3.10m)

A well-proportioned double bedroom situated to the front of the property. Well-sized for a property of this type.

Bedroom Three – 7'2" x 6'8" (2.18m x 2.03m)

A single bedroom, ideal for use as a nursery, guest room, or home office.

Family Bathroom

The main bathroom is especially well-appointed, fitted with a white suite including a panelled bath with recently fitted overhead electric shower and screen, wash basin, WC, and again a newly fitted heated towel rail.

Outside

To the rear, the enclosed garden has been designed for low maintenance and includes a paved patio area and a fantastic insulated shed with power and lighting. The front of the property provides off-road parking for two vehicles.

Measurements

Lounge – 11'3" x 13'9" (3.44m x 4.20m)

Kitchen/Diner – 14'9" x 10'7" (4.50m x 3.23m)

Family Room – 10'7" x 9'1" (3.23m x 2.77m)

Master Bedroom – 10'1" x 10'9" (3.07m x 3.28m)

Bedroom Two – 7'3" x 10'2" (2.21m x 3.10m)

Bedroom Three – 7'2" x 6'8" (2.18m x 2.03m)

Viewings are strictly by appointment only. Please contact Open House Burton & Swadlincote to arrange your viewing

Additional Information:

EPC: C

Council Tax Band: B

Local Authority Area: South Derbyshire District Council

Tenure: Freehold

Services: Mains water, drainage, electricity and gas are believed to be connected to the property but purchasers are advised to satisfy themselves as to their suitability.

We wish to clarify that these particulars should not be





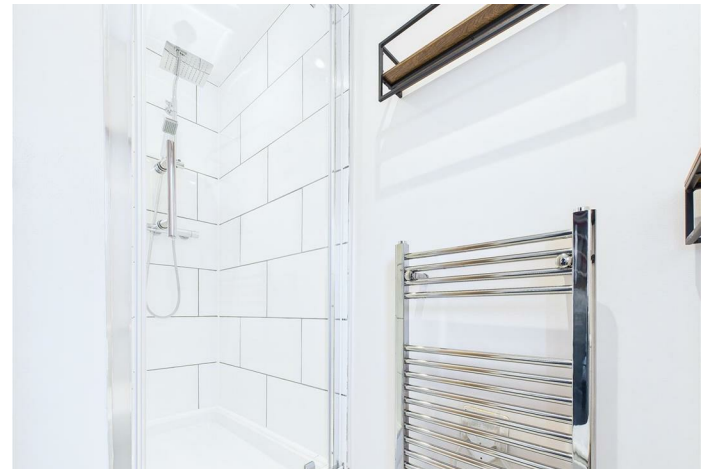
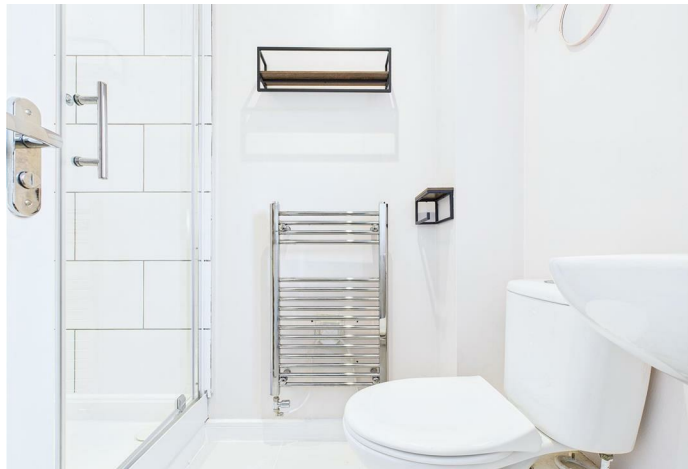
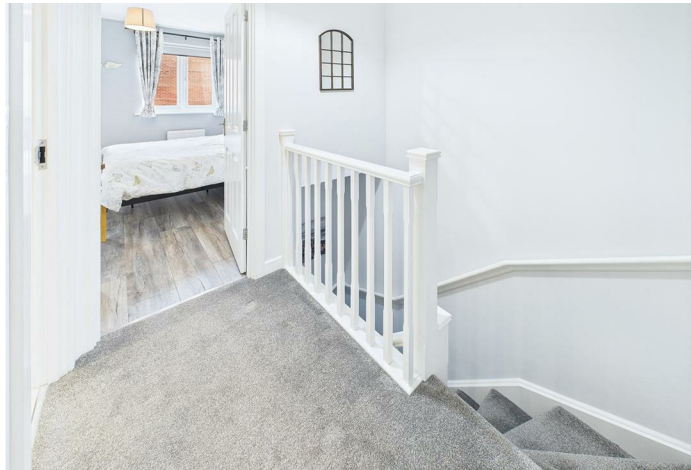
relied upon as a statement or representation of fact and do not constitute any part of an offer or contract. Buyers should satisfy themselves through inspection or other means regarding the correctness of the statements contained herein.

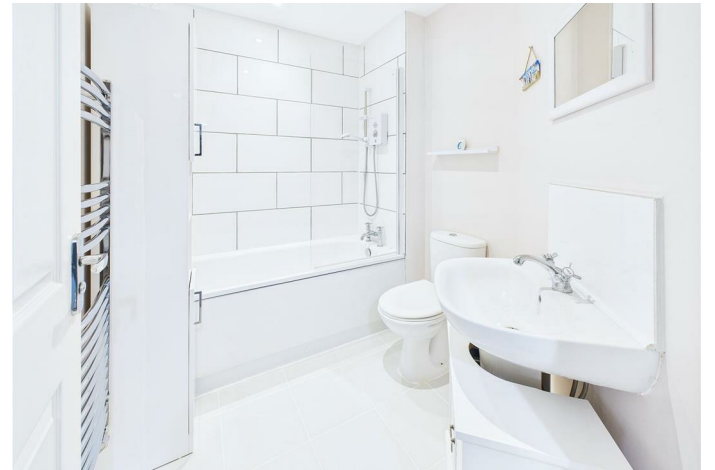
Please also be aware that we have not verified the condition of the appliances or the central heating system included in the sale, and buyers are advised to conduct their own assessments before entering into a contract.

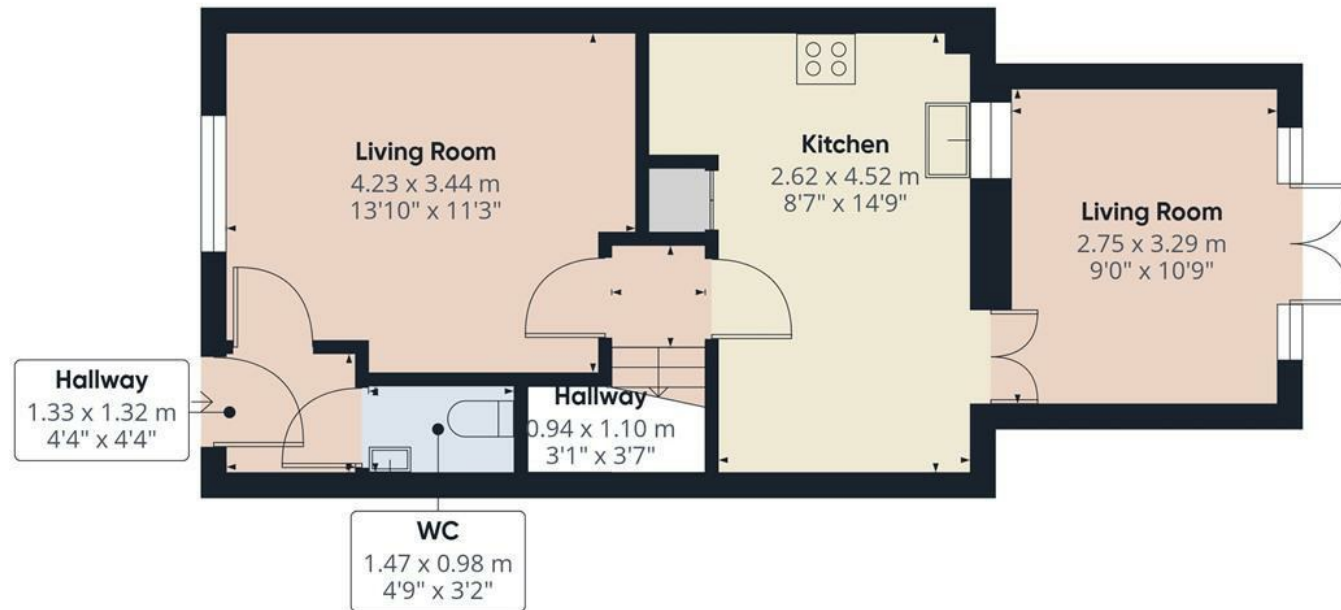
****Money Laundering Regulations 2003:****

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

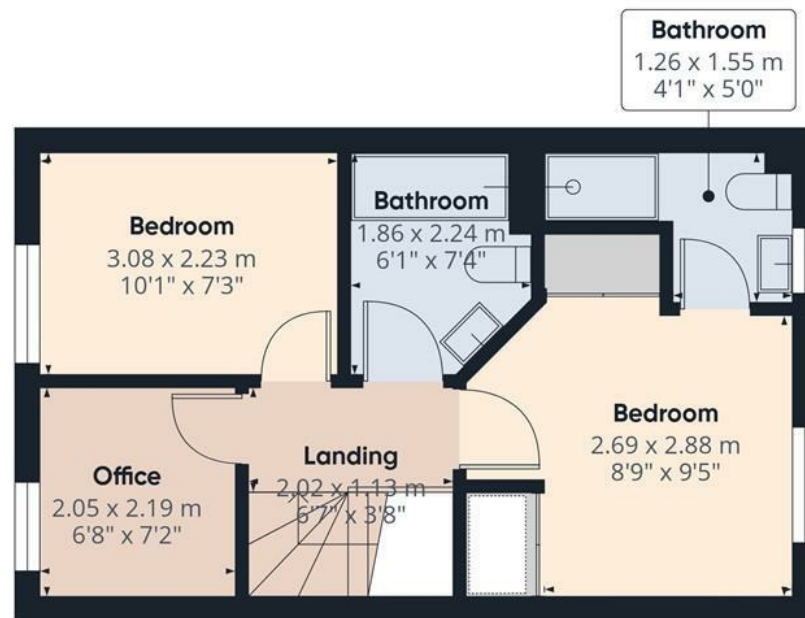









Floor 0



Floor 1

ENERGY PERFORMANCE CERTIFICATE

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A	<div>78</div>	<div>89</div>
(81-91) B		
(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 

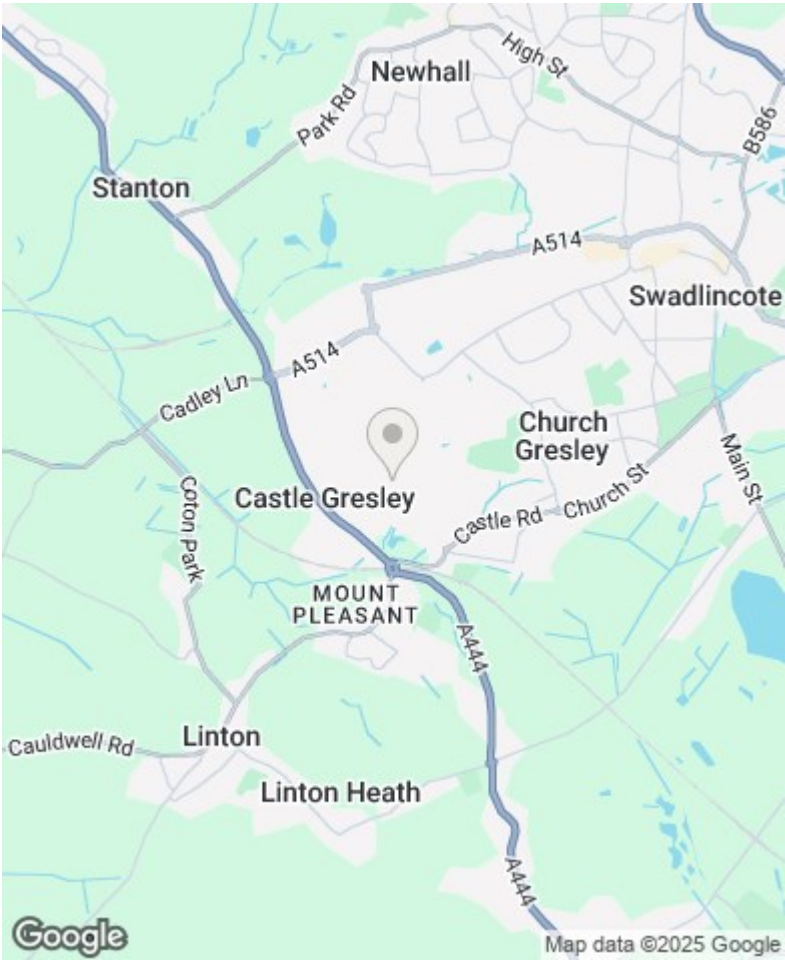
LOCAL AUTHORITY
South Staffordshire District Council

TENURE
Freehold

COUNCIL TAX BAND
B

VIEWINGS
By prior appointment only

- PROPERTY SUMMARY
- Quiet off-road location
 - Extended to the rear
 - 10 x 8 Insulated log cabin / workshop / hobby room
 - new gas boiler under warranty until 2033
 - Recently upgraded kitchen/diner
 - Spacious lounge to the front aspect
 - Master bedroom with en-suite shower room
 - Downstairs WC
 - Private low-maintenance rear garden
 - Off-road parking for two vehicles



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