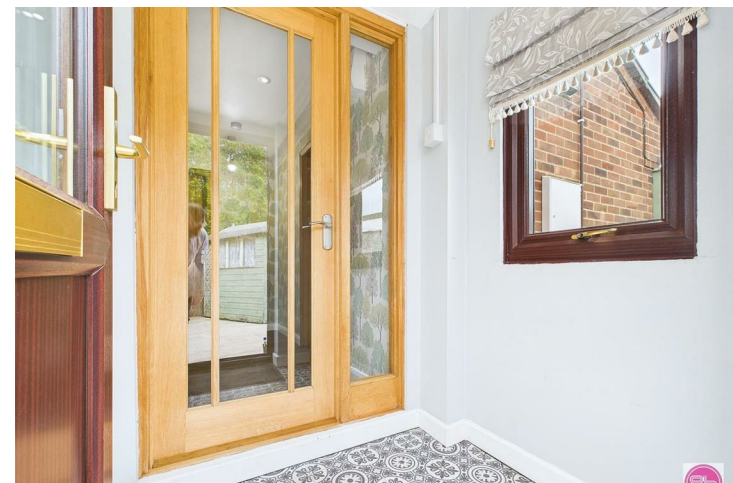




Albert Road, Church Gresley, DE11 9QS

Guide Price £200,000





## Albert Road, Church Gresley, DE11 9QS

### Guide Price £200,000

Nestled in a secluded and peaceful spot down a driveway off Albert Road in Church Gresley, this beautifully presented two-bedroom semi-detached bungalow offers modern, single-level living with both comfort and practicality in mind. Recently refurbished throughout, the home boasts a stylish fitted kitchen, modern shower room, and low-maintenance gardens, ideal for buyers seeking a move-in-ready property close to local amenities and transport links.

#### Accommodation

Entrance Hallway – 3.32m x 0.78m (10'10" x 2'6")

Welcoming entrance hallway with wood-effect flooring, neutral décor, radiator, and oak internal doors leading off to the main rooms. Access to the lounge, kitchen, both bedrooms and shower room.

Lounge – 5.24m x 3.39m (17'2" x 11'1")

A spacious and light-filled living room featuring a large bay window to the front aspect, creating a bright and airy atmosphere. Central feature fireplace with stone-effect surround, newly fitted carpet, and radiator.

Kitchen – 2.74m x 2.66m (8'11" x 8'8")

Beautifully refitted with a modern range of gloss-finish base and wall units, complemented by marble-effect worktops and upstands. Includes an integrated oven, microwave, induction hob, extractor hood, and space for appliances. front-facing window overlooking the driveway, LED spotlights, and door providing access to the side of the property.

Bedroom One – 3.67m x 3.38m (12'0" x 11'1")



Generous double bedroom with two windows to the rear aspect, allowing excellent natural light. Fitted with extensive mirrored sliding wardrobes, carpet flooring, and radiator.

Bedroom Two – 2.66m x 2.68m (8'8" x 8'9")

A versatile second bedroom, ideal as a guest room, home office or hobby space. Finished with wood-effect flooring, window to the rear, and radiator.

Shower Room – 2.02m x 1.74m (6'7" x 5'8")

Modern shower suite comprising a corner shower enclosure with rainfall head, vanity wash basin with storage, and low-level WC. Chrome heated towel rail, tiled splashbacks, and frosted window to the side.

Detached Garage (4.80m x 2.45m / 15'9" x 8'0").

With barn style doors to the front, and power.

#### Outside

To the front, a neat lawned area and tarmac driveway provide ample off-road parking, leading to the garage. And gated access to the rear garden. The garden offers a fully enclosed and low-maintenance space with paved patio areas, perfect for outdoor seating and entertaining. The garden also benefits from two garden sheds and a timber summerhouse, with side access leading to the driveway.

#### Additional Information

Tenure: Freehold

EPC Rating: D

Council Tax Band: B (South Derbyshire District Council)

#### Money Laundering Regulations 2003

Intending purchasers will be asked to produce identification documentation at a later stage, and we would ask for your co-operation in order that there will

be no delay in agreeing the sale.

#### Disclaimer

These particulars are set out as a general outline only for the guidance of intending purchasers or lessees and do not constitute part of an offer or contract. All descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct but should not be relied upon as statements or representations of fact. Any intending purchasers should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them. No person in the employment of Open House has any authority to make or give any representation or warranty whatsoever in relation to this property.





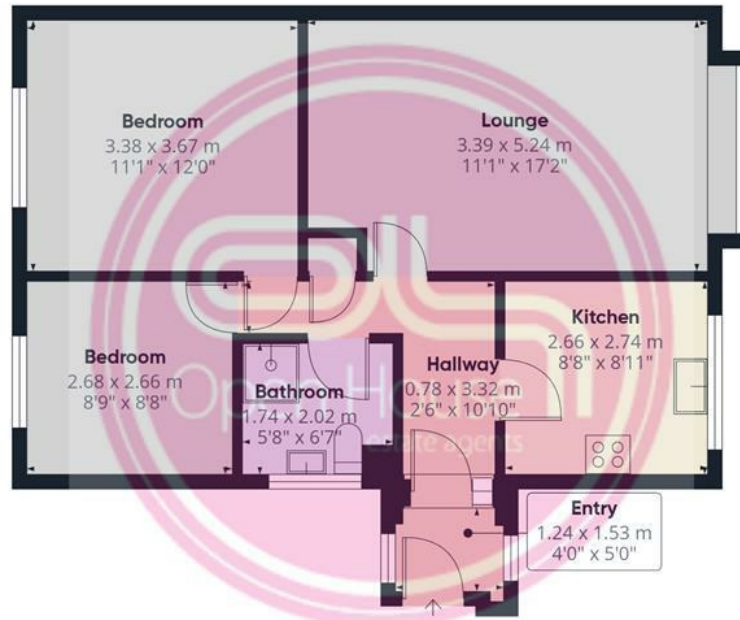












Floor 0 Building 1



Floor 0 Building 2

**Main building GLA<sup>(1)</sup>**

58.1 m<sup>2</sup>  
625 ft<sup>2</sup>

**Main building total**

60.4 m<sup>2</sup>  
650 ft<sup>2</sup>

(1) Finished, above grade

Ext. wall thickness assumed: 15.24  
cm/6 in

Calculations reference the ANSI-Z765  
standard. Measurements are  
approximate and not to scale. This  
floor plan is intended for illustration  
only.

**GIRAFFE360**

ENERGY PERFORMANCE CERTIFICATE

| Energy Efficiency Rating                    |                                                                                                           |           |
|---------------------------------------------|-----------------------------------------------------------------------------------------------------------|-----------|
|                                             | Current                                                                                                   | Potential |
| Very energy efficient - lower running costs |                                                                                                           |           |
| (92 plus) A                                 |                                                                                                           | 89        |
| (81-91) B                                   |                                                                                                           |           |
| (69-80) C                                   |                                                                                                           |           |
| (55-68) D                                   | 66                                                                                                        |           |
| (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

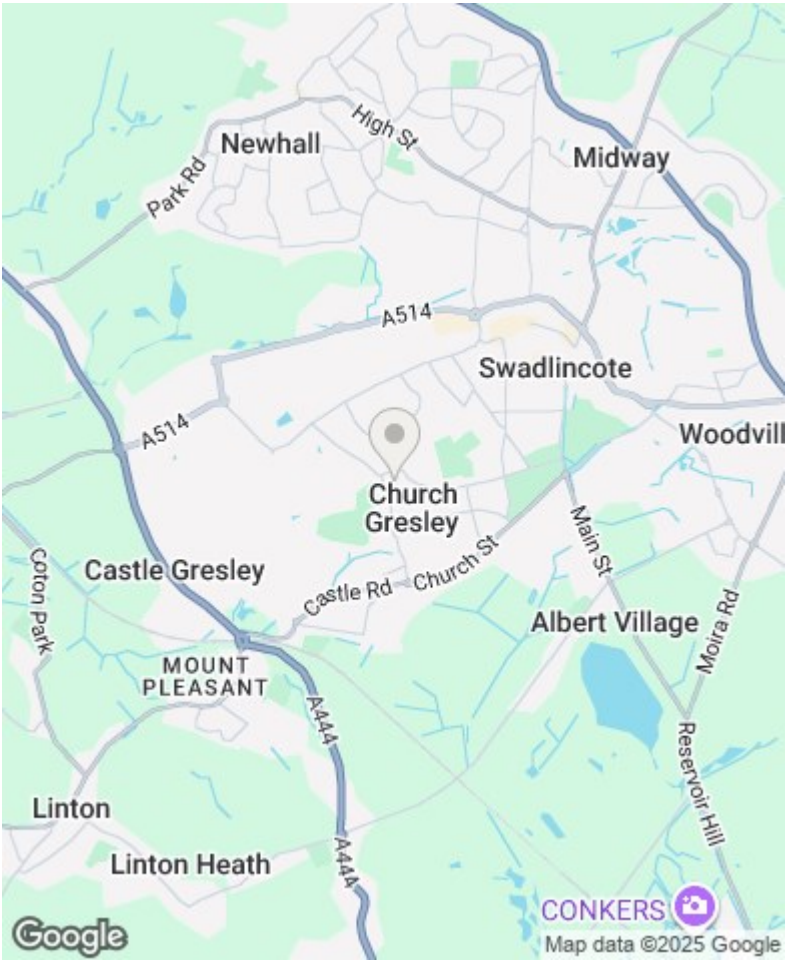
B

VIEWINGS

By prior appointment only

PROPERTY SUMMARY

- Quiet & Private Setting
- Modernised Two Bedroom Detached Bungalow
- Refitted High-Gloss Kitchen with Integrated Appliances
- Contemporary Shower Room with Vanity Suite
- Bright & Spacious Lounge with Bay Window
- Two Well-Proportioned Bedrooms (One with Fitted Wardrobes)
- Private Enclosed Low-Maintenance Rear Garden
- Driveway Parking & Detached Garage
- Offered with No Upward Chain
- Nearby Amenities



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