



Suffolk Way, Church Gresley, Swadlincote, DE11 9GP
Offers Over £325,000
Freehold



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Swadlincote
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Acquire Sales and Lettings are pleased to bring this impressive, modern, four double bedded detached house to the market. The house is located on a highly desired plot, next to the green, in a sought after development within Church Gresley, giving excellent access to major road links, schools and shops. The property briefly comprises of spacious entrance hallway providing access to downstairs W/C, study, living room, dining room and kitchen/diner with utility room. To the first floor there are four double bedrooms with ensuite to master, family bathroom and access to loft. Externally, there is a driveway and provides access to garage and garden to rear.



ENTRANCE HALL

Carpeted flooring and gas central heated radiator. This welcoming open hallway offers stairs to the first floor and access into the downstairs rooms.

KITCHEN/DINER

10' 8" x 15' 7" (3.263m x 4.754m) (at largest) Tiled flooring, gas central heated radiator and upvc double glazed windows and patio doors leading to garden. Full range of modern wall and base units with electric oven and gas hob with extractor over. Integrated dishwasher and larder fridge.

UTILITY ROOM

6' 5" x 6' 2" (1.957m x 1.880m) Tiles to floor, gas central heated radiator and upvc door to garden. Worktop with space for two undercounter appliances below.

LIVING ROOM

16' 5" x 12' 1" (5.024m x 3.703m) Carpet to floor, two gas central heated radiators and upvc double glazed bay window to side elevation and patio doors leading to rear garden.

DINING ROOM

8' 11" x 13' 4" (2.720m x 4.089m) Carpet to floor, gas central heated radiator and upvc double glazed bay window to front elevation.

STUDY

8' 11" x 9' 1" (2.720m x 2.783m) Carpet to floor, gas central heated radiator and upvc double glazed window to front elevation.

DOWNSTAIRS WC

6' 4" x 3' 2" (1.936m x 0.971m) Tiles to floor, gas central heated radiator and upvc double glazed window to side elevation. Two piece suite comprising of low level wc and wash hand basin.

STAIRS AND LANDING

Carpeted flooring and gas central heated radiator. Access to four double bedrooms, bathroom, airing cupboard and loft.

MASTER BEDROOM

17' 4" x 12' 2" (5.303m x 3.709m) (including fitted wardrobes) Carpet to floor, gas central heated radiator, range of fitted wardrobes and upvc double glazed windows to side elevations.

ENSUITE

6' 9" x 5' 7" (2.061m x 1.724m) Wooden laminate to floor, gas central heated towel rail, and upvc frosted window to rear elevation. Tiled walls with three piece suite comprising of enclosed shower cubicle, wash hand basin and low level wc .

BEDROOM

12' 9" x 9' 3" (3.905m x 2.827m) (excluding fitted wardrobes) Carpet to floor, gas central heated radiator, range of fitted wardrobes and upvc double glazed windows to front and side elevations.

BEDROOM

10' 9" x 11' 7" (3.280m x 3.540m) (including fitted wardrobes) Carpet to floor, gas central heated radiator, range of fitted wardrobes and upvc double glazed window to front elevation.

BEDROOM

8' 11" x 11' 3" (2.719m x 3.438m) (excluding fitted wardrobes) Carpet to floor, gas central heated radiator, range of fitted wardrobes and upvc double glazed window to rear elevation.

BATHROOM

8' 10" x 6' 7" (2.708m x 2.010m) Wooden laminate to floor, gas central heated towel rail and upvc frosted window to front elevation. Tiled walls with four piece suite comprising of enclosed shower cubicle, panelled bath, wash hand basin and low level wc.

OUTSIDE

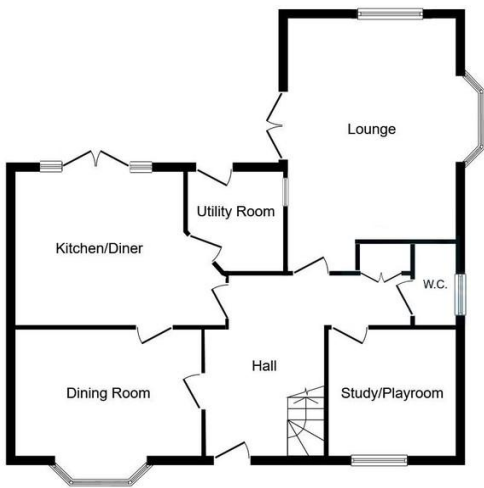
Externally, there is a driveway that provides access to garage with up and over door. To the rear, is an enclosed, low maintenance garden with lawn and patio. There is access via two patio doors and external side gate.

DISCLAIMER

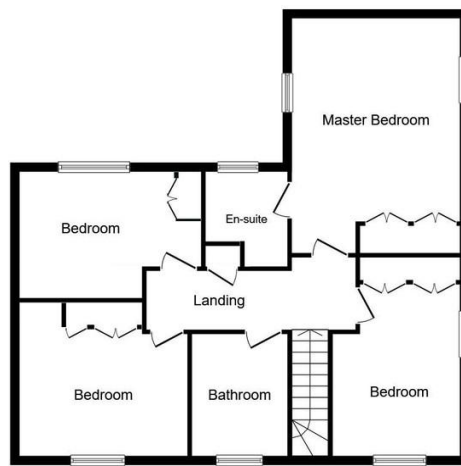
Council tax band E.

Whilst every attempt has been made to ensure the accuracy of the details of floor plan, measurements, windows, rooms and any other items are approximate, and no responsibility is taken for any error, omission, or misstatement. This 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.

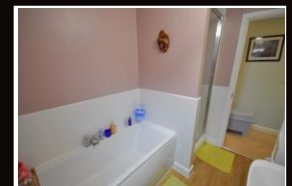
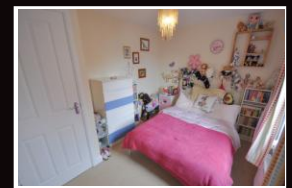




Ground Floor



First Floor



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Special Note: For clarification, we wish to inform prospective purchasers that we have prepared these sale particulars as a general guide. We have not carried out a detailed survey, nor tested the service appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings. Whilst these particulars are believed to be correct they are not guaranteed by the vendor or the vendor's agent 'acquire properties' and neither does any person have authority to make or give any representation or warranty on their behalf. Prospective purchasers must satisfy themselves by inspection or otherwise as to the correctness of each statement contained in these particulars. All measurements are approximate and the particulars do not constitute, or form part of, an offer or a contract.