



Portsmouth Close
Church Gresley Swadlincote





Property Description

Burchell Edwards are delighted to bring to market this modern and functional 4 bedroom detached townhouse, in a popular and much sought-after new estate in Church Gresley, Swadlincote.

The property is within easy reach of good schooling, local amenities, and town centre shopping. Positioned a short drive from both the A38 and M42 in either direction, the area is popular with both families and commuters.

Upon arrival, the property has an immediate presence. An electric roller door to carport conceals parking for 2 vehicles, in front of a 17ft long single garage. Gated side access to the rear garden opens into an enclosed yet not overlooked plot, with hardstanding patio area for outside entertaining under an electric canopy awning.

Entry leads into a hallway with guest cloakroom and study immediately at the door, leading through to spacious and contemporary kitchen-diner with shaker-style storage units and loft access. This is light and airy thanks to 3-panel bi-fold doors opening out onto the rear garden.

The 1st floor offers a 16ft lounge reception room, complete with Juliette balcony over the front elevation letting-in ample natural light. The 1st floor also features the en-suite double master bedroom.

Finally, the 2nd floor boasts 2 more double bedrooms and a further single, along with the top floor family bathroom and access to the insulated and part-boarded loft space. Viewing strongly recommended.

Entrance Hallway

Storage cupboard, laminate flooring and central heating radiator.

Guest W.C

Double glazed window to side elevation, low level flush WC, wash hand basin, extractor fan, laminate flooring and central heating radiator.

Study

8' 11" x 6' 2" (2.72m x 1.88m)
Double glazed window to front elevation, laminate flooring and central heating radiator.

Dining Room

10' 6" x 15' 9" (3.20m x 4.80m)
Double glazed window to side elevation, double glazed bi-fold doors out to the rear garden, laminate flooring, loft access and 2 central heating radiators.

Kitchen

9' 5" x 9' 7" (2.87m x 2.92m)
Double glazed window to side elevation, a range of wall and base units with work surface over incorporating a sink with drainer, electric oven, gas hob and space and plumbing for a washing machine and dish washer.

Landing

Double glazed window to front elevation and central heating radiator.

Bedroom One

11' 5" x 11' (3.48m x 3.35m)
Double glazed window to front elevation, built-in wardrobes and central heating radiator.

En-Suite

Double glazed window to rear elevation, shower cubicle, wash hand basin, low level flush WC, vinyl flooring, extractor fan, tiled to splash prone areas and central heating radiator.

Lounge

10' 2" x 16' 2" (3.10m x 4.93m)
Double glazed French door to Juliet style balcony, double glazed window to side elevation and two central heating radiators.

Second Floor Landing

Double glazed window to rear elevation, airing cupboard and central heating radiator.

Bedroom Two

13' 5" min x 8' 7" (4.09m min x 2.62m)
Two double glazed windows to front elevation, built-in wardrobes and central heating radiator.

Bedroom Three

11' max x 11' 3" max (3.35m max x 3.43m max)
Double glazed window to rear elevation, built-in wardrobes and central heating radiator.

Bedroom Four

10' 4" max x 7' 5" max (3.15m max x 2.26m max)
Double glazed window to front elevation, built-in wardrobes and central heating radiator.

Bathroom

Double glazed window to rear elevation, wash hand basin, WC, bath with shower over, vinyl flooring, low level flush WC, extractor fan, tiled to splash prone areas and central heating radiator.

Loft

Insulated and part boarded.

Garden

Patio area, lawn, electronically controlled awning, outside socket and hot tap to rear, with cold tap in carport to driveway. Gated side access and enclosed by fencing to boundaries.

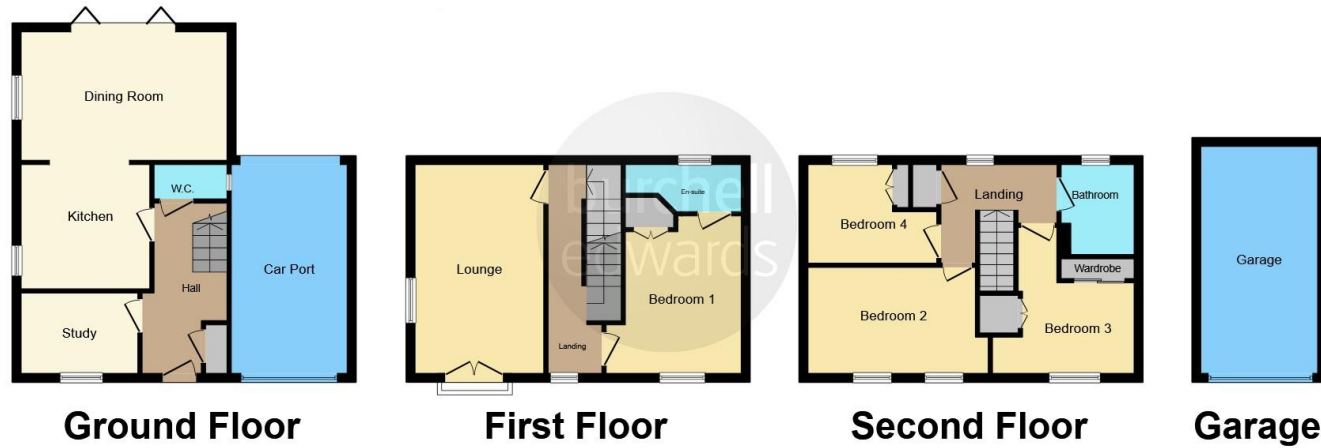
Garage

17' x 8' 11" (5.18m x 2.72m)
Electronically controlled roller door to carport, leading to garage at rear with up and over door, both with power and lighting. Outdoor sockets in carport.









This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

To view this property please contact Burchell Edwards on

T 01283 530 169
E burton@burchelledwards.co.uk

Britannia House Station Street
 BURTON-ON-TRENT DE14 1AN

EPC Rating: C

Tenure: Freehold

check out more properties at burchelledwards.co.uk



1. MONEY LAUNDERING REGULATIONS 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. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

Burchell Edwards is a trading name of Connells Residential which is registered in England and Wales under company number 1489613, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

See all our properties at www.burchelledwards.co.uk | www.rightmove.co.uk | www.zoopla.co.uk

Property Ref: BUT209560 - 0005