



Plymouth Walk
Church Gresley Swadlincote

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Property Description

Burchell Edwards are delighted to bring to market this well-presented 4-bedroom detached family home, situated on a sought-after new estate in Church Gresley, Swadlincote. Popular with commuters, the area is well-connected to M42 and A38 for Birmingham/Derby in either direction.

Upon arrival, the property greets you down a shared driveway with outlook onto green space. A front lawn and 2-car tandem driveway in front of detached single garage welcome you, with gated side access to the enclosed rear garden.

Through entry at the front door, you will find a hallway with built-in storage and a downstairs cloakroom. This leads off to the study, front lounge, and kitchen-diner with large French patio doors and a separate utility room.

Stairs to the 1st floor lead to 4 sizeable bedrooms, all boasting built-in wardrobe storage with the main bedroom having an en-suite shower room. The family bathroom comprises a bath with a shower overhead, WC, and washbasin. Viewing strongly advised.

Entrance Hallway

Door to front elevation, built in storage, central heating radiator and tiled flooring.

Guest W.C

W.C, wash hand basin, tiled flooring, extractor, spotlights and tiling to splash prone areas.

Lounge

12' 1" x 16' 5" excluding bay (3.68m x 5.00m excluding bay)
Double glazed bay window to front elevation with blinds, caret and central heating radiator.

Kitchen/Diner

16' 1" max x 27' 7" max (4.90m max x 8.41m max)
Two double glazed sash style windows and French doors to rear elevation, a range of wall and base units with work surface over incorporating a sink with drainer unit, electric oven, gas hob, dishwasher, fridge freezer,

three central heating radiators, built in storage pantry, tiled flooring, tiling to splash prone areas and extractor.

Utility Room

Door to garden, space and plumbing for washing machine, central heating boiler, extractor, tiled flooring, consumer unit, wall and base units and tiled flooring.

Landing

Carpet, loft access, central heating radiator and built in storage.

Bedroom One

12' 8" x 11' 7" (3.86m x 3.53m)
Double glazed sash style windows to side and rear elevations, carpet, central heating radiator, built in storage and built in wardrobes.

En-Suite

Walk in mains shower cubicle, wash hand basin, W.C, tiling to splash prone areas, extractor, vinyl flooring, vertical central heating radiator and spotlights.

Bedroom Two

12' 4" min x 12' 4" (3.76m min x 3.76m)
Double glazed window to front elevation with blinds, central heating radiator, laminate flooring, built in wardrobes and built in storage over stairs.

Bedroom Three

9' 8" x 10' 3" (2.95m x 3.12m)
Double glazed window to rear elevation, laminate flooring, central heating radiator and built in wardrobe.

Bedroom Four

9' 1" min x 10' 3" (2.77m min x 3.12m)
Double glazed window to rear elevation with blinds, central heating radiator, laminate

flooring and built in wardrobe.

Bathroom

Double glazed sash style window with blinds to rear elevation, wash hand basin, W.C, mains shower over bath, extractor, tiling to splash prone areas, vinyl flooring, built in storage and vertical central heating radiator.

Front Garden

Laid to lawn and driveway providing off road parking for two vehicles.

Rear Garden

Laid to lawn, patio area, decked patio area, outside tap, outside lighting and gated side access to frontage.

Garage

17' x 9' (5.18m x 2.74m)

Up and over door, power and lighting.





To view this property please contact Burchell Edwards on

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EPC Rating: C

Tenure: Freehold

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Property Ref: BUT209739 - 0002