



Buckingham Drive  
Church Gresley Swadlincote



# Buckingham Drive Church Gresley Swadlincote DE11 9LD

for sale  
**£425,000**



## Property Description

Burchell Edwards are delighted to bring to market this fabulous 4 double bedroom, 1,500+ sq. ft. detached corner-plot former show home on the modern Church Gresley estate, Swadlincote.

Church Gresley is generally quieter and more residential than other Swadlincote suburbs, with this estate being completed around 2008. A strong appeal for commuters due to the ease of access to the M42 and A38 to Birmingham and the Derby/Nottingham areas, the estate also benefits from a number of local amenities and good schooling within easy reach.

Upon arrival, the property welcomes with true kerb appeal. A well-appointed corner plot, positioned with a large driveway enclosed by railings. The south-facing rear garden benefits from being not-overlooked and wraps-around the double detached garage, currently in use as a home gym, secluding a private patio area for outdoor entertaining.

Entry at the frontage opens into an inviting hallway with storage under the stairs, leading off to a guest cloakroom and 2 large reception rooms with a further study boasting dual-aspect windows. Through to the kitchen-diner at the rear, this boasts ample wall and base storage units as well as integrated appliances. This also opens out to the rear suntrap conservatory, overlooking the natural and privately enclosed rear garden.

The 1st floor offers 4 double bedrooms, all with built-in wardrobes and en-suite master, as well as family bathroom with full 4-piece suite. Strongly viewing advised to appreciate.

## Entrance Hallway

Door to front elevation, central heating radiator, under stairs storage and real wooden flooring.

## W.C

Double glazed window to front elevation, wash hand basin, W.C, tiling to splash prone areas and vinyl flooring.

## Lounge

17' 11" x 11' 9" ( 5.46m x 3.58m )  
Double glazed window to front elevation,

double glazed patio doors to conservatory, two central heating radiators, gas fire place and carpet.

## Dining Room

10' 5" x 9' 10" ( 3.17m x 3.00m )  
Double glazed window to side elevation, carpet and central heating radiator.

## Kitchen/ Diner

17' 6" x 12' 9" ( 5.33m x 3.89m )  
Two double glazed windows to rear elevation, Double glazed French patio doors to conservatory, a range of wall and base units with work surface over incorporating a sink with drainer unit, gas hob, electric oven, extractor, washer dryer, fridge freezer, two central heating radiators, spotlights and tiling to splash prone areas.

## Conservatory

.11' x 9' 3" ( 3.35m x 2.82m )  
Tiled flooring, poly carb roof and electric heater.

## Landing

Carpet and airing cupboard housing hot water tank.

## Bedroom One

17' 11" x 11' 9" ( 5.46m x 3.58m )  
Double glazed windows to front and rear elevations, two central heating radiators, carpet and built in wardrobes.

## En-Suite

Double glazed window to front elevation with blinds, W.C, wash hand basin, vinyl flooring, central heating radiator, tiling to splash prone areas, shaver point and extractor.

## Bedroom Two

13' x 10' 6" ( 3.96m x 3.20m )  
Double glazed window to rear elevation, carpet, central heating radiator and built in

wardrobes.

### Bedroom Three

11' 7" x 9' 7" ( 3.53m x 2.92m )

Double glazed windows to rear and side elevations, built in wardrobes, carpet and central heating radiator.

### Bedroom Four

11' 7" x 8' ( 3.53m x 2.44m )

Double glazed window to side elevation, carpet, central heating radiator and built in wardrobes.

### Bathroom

Double glazed window to rear elevation, shower cubicle, bath, wash hand basin, .WC, central heating radiator, tiling to splash prone areas and extractor.

### Front Garden

Mature plants and four car driveway providing off road parking.

### Rear Garden

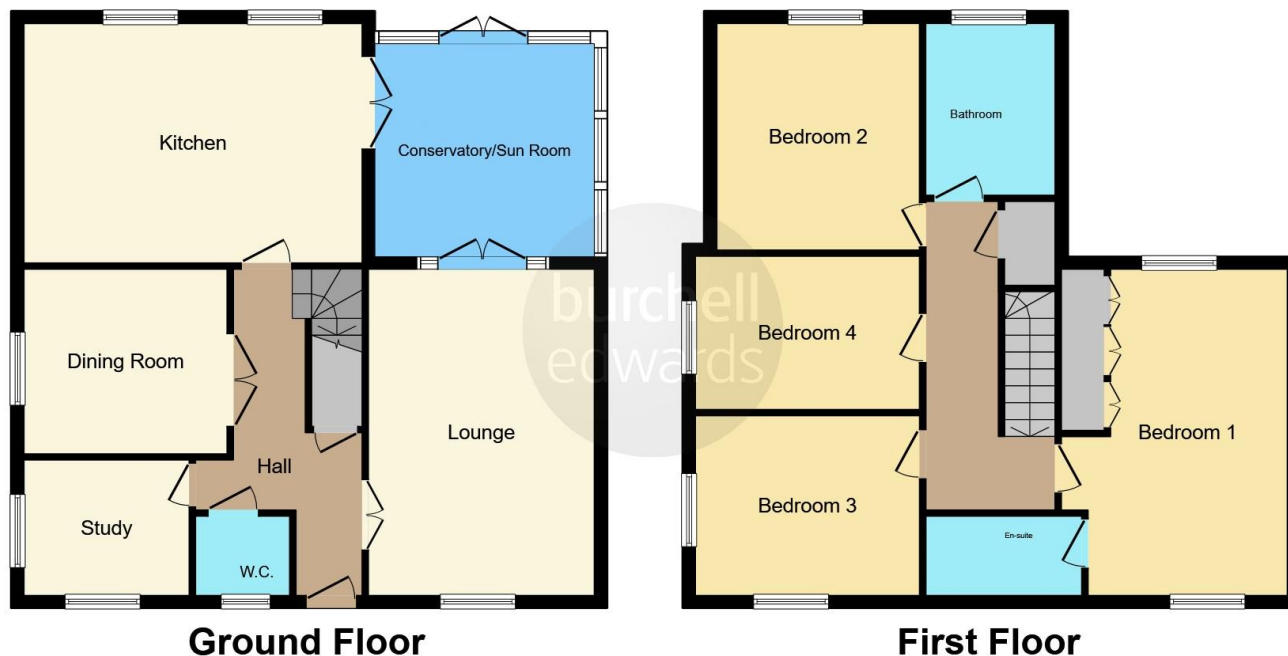
Corner plot, wrap around garden, outside tap, slabbed patio and gated side access.

### Garage

16' 8" x 17' ( 5.08m x 5.18m )

Up and over door, power, lighting and door to garden.





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](http://www.focalagent.com)

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**EPC Rating: C**

**Tenure: Freehold**

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