



Cranfield Avenue, Church Gresley SWADLINCOTE

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Property Description

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

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

Upon arrival, the property is secluded at the end of a shared driveway, with block paved area for ample off-road parking and front lawn enclosed by railing.

Unlike many similar offerings, this property also has gated access via a driveway to the rear of the property, leading into garage storage - perfect for recreational vehicles or hobbies. The rear is also low-maintenance with hardstanding patio area and canopy.

The ground floor accommodation consists of large L-shape kitchen-diner, entrance hallway with guest cloakroom, and separate reception room.

To the 1st floor is the sizeable main lounge with Juliette balcony, as well as a large double master bedroom with en-suite.

The 2nd floor has 2 double bedrooms and a further single, all with built-in storage. The main family bathroom completes the top floor of this versatile detached townhouse. Viewing advised.

Entrance Hallway

Built in storage, carpet and central heating radiator.

Guest W.C

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

Reception Room

11' x 8' 4" (3.35m x 2.54m)

Double glazed window to rear elevation, carpet, central heating radiator and built in storage.

Kitchen/Diner

Kitchen Area

15' 10" x 9' 9" (4.83m x 2.97m)

Double glazed windows to side and rear elevations, a range of wall and base units with work surface over incorporating a sink with drainer unit, double electric oven, gas hob, extractor, dishwasher, spotlights, tiled flooring, breakfast bar and built in storage.

Dining Area

9' 10" x 15' 9" (3.00m x 4.80m)

Double glazed window to side elevation, double glazed French doors to rear elevation, carpet and two central heating radiators.



First Floor Landing

Double glazed window to front elevation, central heating radiator and carpet.

Lounge

16' 2" x 10' 2" (4.93m x 3.10m)

Double glazed French doors out to balcony, double glazed window to side elevation, carpet and central heating radiator.

Bedroom One

12' 1" min x 9' 2" min (3.68m min x 2.79m min)

Double glazed window to front elevation, carpet, central heating radiator and built in storage.

En-Suite

Double glazed window to rear elevation, walk in mains rainfall shower, wash hand basin, W.C, extractor, vinyl flooring, central heating radiator and tiling to splash prone areas.

Second Floor Landing

Double glazed window to rear elevation, carpet, central heating radiator and built in storage housing hot water tank.

Bedroom Two

13' 6" x 8' 6" (4.11m x 2.59m)

Two double glazed windows to front elevation, central heating radiator, carpet, built in storage and loft access.

Bedroom Three

10' 2" x 7' 5" (3.10m x 2.26m)

Double glazed window to front elevation, carpet, central heating radiator and built in wardrobe.

Bedroom Four

11' max x 11' 3" max (3.35m max x 3.43m max)

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

Bathroom

Double glazed window to rear elevation, wash hand basin, W.C, bath with shower over, vinyl flooring, central heating radiator, extractor and tiling to splash prone areas.

Front Garden

Block paved driveway providing off road parking and laid to lawn.

Rear Garden

Patio area, canopy, outside tap, gated side and rear access.

Garage/ Storage Area

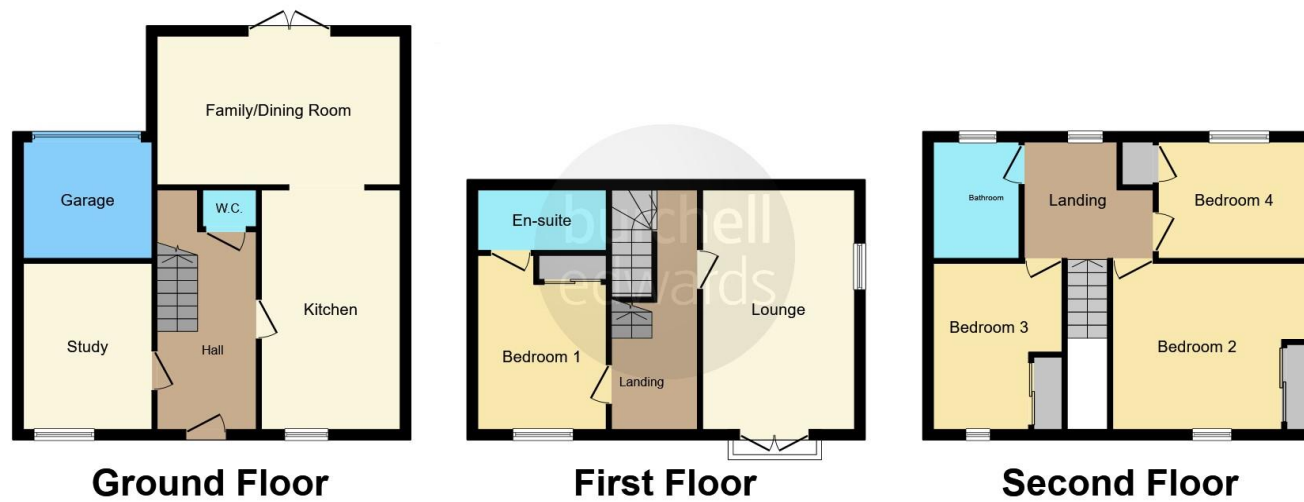
8' 10" x 4' 7" (2.69m x 1.40m)

Up and over door, power, lighting and concrete flooring.









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

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