



Nottingham Close, Church Gresley, Swadlincote



Property Description

A beautifully presented three double bedroom semi detached town house in a desirable location of Church Gresley in Swadlincote that offers amazing living space over three floors that would be an ideal first home! This beautiful family home has all of the modern features that today's home buyers crave! With three double bedrooms, driveway and garage, private rear garden and quick access to Swadlincote and Burton town centre's. This is the perfect home for a growing family, so book your viewing with Burchell Edwards today!

Entrance Hallway

Staircase rising to first floor, central heating radiator.

Downstairs W/C

Low level W/C, pedestal wash basin with chrome mixer taps, tiled splashback, extractor fan, central heating radiator.

Study

9' 2" x 6' (2.79m x 1.83m)
Central heating radiator, UPVC double glazed window to front elevation.

Kitchen/Lounge

23' 4" x 12' 10" (7.11m x 3.91m)
Range of base and wall mounted units, wood effect laminate work surface, stainless steel sink and drainer with chrome mixer tap, four ring gas hob with extractor over, electric single oven, space for washing machine, dishwasher and fridge/freezer, central heating radiator, media points, UPVC double glazed patio doors leading out to the rear garden.

1st Floor Landing

Staircase to 2nd floor

Lounge

12' 10" Max x 11' 10" Max (3.91m Max x 3.61m Max)
Carpet, UPVC double glazed windows to front elevation, gas central heating radiator

Master Bedroom

12' 10" x 9' 10" (3.91m x 3.00m)
Central heating radiator, two UPVC double glazed windows to front elevation

En Suite

Low level W/C, pedestal wash basin with chrome mixer tap, tiled splashback, walk-in shower cubicle with glass sliding door and chrome thermostatic shower, tiling to shower cubicle, shaver point, extractor fan, central heating radiator, frosted UPVC double glazed window to side elevation.

2nd Floor Landing

Access to loft space

Bedroom Two

12' 10" Max x 11' 4" Max (3.91m Max x 3.45m Max)

Central heating radiator, UPVC double glazed window to front elevation.

Bedroom Three

12' 10" x 9' 3" Max (3.91m x 2.82m Max)

Central heating radiator, Velux window with built-in blind

Family Bathroom

Low level W/C, pedestal wash basin with chrome mixer tap, bath with shower over and glass screen, tiling around wet areas, extractor fan, central heating radiator, frosted UPVC double glazed window to side elevation.

Front Garden

To the front of the property is a low maintenance courtyard style gravelled garden and a paved path leads to the front door. To the side is a tarmacadam driveway providing parking for up to three vehicles and leading to a detached single garage

Rear Garden

To the rear is a fully enclosed garden with a paved seating area ideal for entertaining and the rest of the garden is mainly laid to lawn.









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

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EPC Rating: B Council Tax
 Band: C

Tenure: Freehold

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