

Stirling Close

Church Gresley, Swadlincote, DE11 9JS

John 
German





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£330,000

A lovely family home on a corner plot with enclosed gardens to both side and rear elevations, benefitting from no upward chain. It offers hallway, WC, kitchen/diner, full width lounge with conservatory off, four bedrooms, a refitted en suite, family bathroom with separate shower.

No chain.

This well presented four bedroom family home lies in a sought after residential area close to many amenities to include Sainsbury's local supermarket, health centre, pharmacy, fish and chip shop and Indian takeaway. There is also Church Gresley play park for the children and Gresley Wood nature reserve and hall pond a short stroll away for dog walkers and ramblers.

The property is being offered for sale with no upward chain and has the feature benefit of two enclosed gardens; one sunny landscaped garden to the rear perfect for adults and one leafy laurel hedged, shaded larger garden to the side, ideal for children.

The property has a central long through hallway with the front entrance door and a further door to the side elevation, carport and parking area. Set beneath the stairs is a useful understairs coat cupboard. Leading off the hallway is the social open plan kitchen/dining room perfect for family living. The kitchen comes well equipped with a wide range of base and wall mounted cabinets with contrasting countertops, inset sink with mixer tap, gas hob, eye level oven and grill, space for a washing machine and under counter fridge and freezer, and there is lots of room for a large family dining table. Next is the lounge and this reception room runs full width of the home, has a feature fireplace at its focal point and connecting double glazed French doors take you into a lovely sized rear conservatory which has glazed roof and windows overlooking the garden with a door taking you outside.

Return to the hallway and upstairs there are four bedrooms. Bedrooms one, two and three all have built in or fitted wardrobes. Bedroom one also benefits from a refitted en suite shower room which is well appointed with a tiled oversized shower enclosure with shower above, vanity unit with inset wash hand basin and mixer tap, concealed cistern WC to the side, full height tiling to the remaining walls and a modern contemporary ladder towel radiator. Serving the three remaining bedrooms is a family bathroom and this well-proportioned room has the benefit of not only a bath but also a separate shower cubicle with mains shower above, pedestal wash basin, WC and complementary tiling to the walls.

Outside, the property has double timber gates providing access to a block paved driveway set beneath a carport parking area providing sheltered parking. The driveway continues onto a single garage which has electric roller door, light and power points. The property has the unusual benefit of gardens to both the rear and side, the rear garden being landscaped with raised sleeper edged borders with mature planting, a greenhouse, potting shed and mature shrubs and borders. Gated access to the side of the drive takes you into a laurel edged private garden with two mature trees and planted borders. The garden is laid mainly to lawn and makes an ideal play space for children etc.

Tenure: Freehold (purchasers are advised to satisfy themselves as to the tenure via their legal representative).

Please note: It is quite common for some properties to have a Ring doorbell and internal recording devices.

Property construction: Standard. **Parking:** Drive, carport & garage

Electricity supply: Mains. **Water supply:** Mains. **Sewerage:** Mains. **Heating:** Gas.

(Purchasers are advised to satisfy themselves as to their suitability).

Broadband and type: See Ofcom link for speed: <https://checker.ofcom.org.uk/>

Mobile signal/coverage: See Ofcom link <https://checker.ofcom.org.uk/>

Local Authority/Tax Band: South Derbyshire District Council / Tax Band D

Useful Websites: www.gov.uk/government/organisations/environment-agency

www.southderbyshire.gov.uk

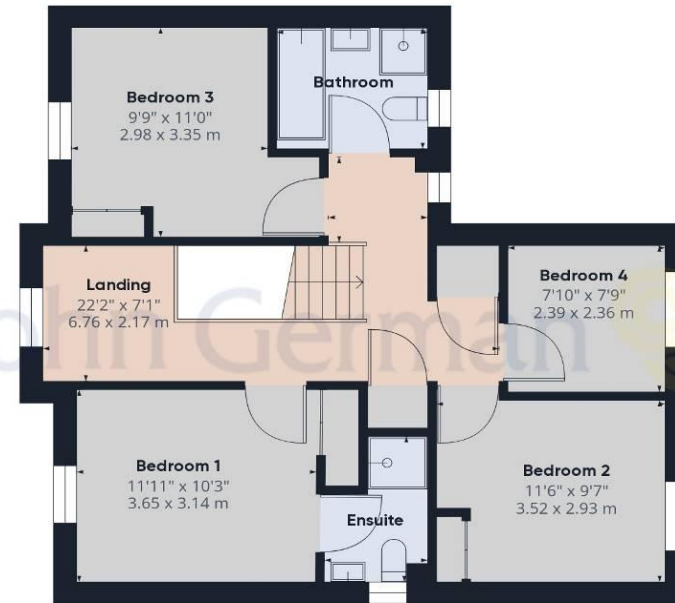
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Ground Floor Building 1



Floor 1 Building 1



Ground Floor Building 2

Approximate total area⁽¹⁾

1456.36 ft²

135.3 m²

Reduced headroom

4.95 ft²

0.46 m²

(1) Excluding balconies and terraces

Reduced headroom

..... Below 5 ft/1.5 m

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

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Agents' Notes

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Referral Fees

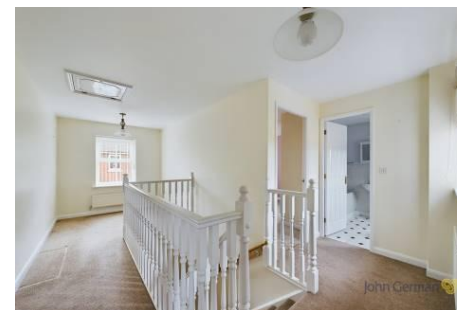
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Conveyancing Services - If we refer clients to recommended conveyancers, it is your decision whether you choose to deal with this conveyancer. In making that decision, you should know that we receive on average £150 per referral.

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C	73 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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