# Moray Close

Church Gresley, Swadlincote, DE11 9HL

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£315,000

**Beautifully presented throughout, this impressive four-bedroom detached family home has been thoughtfully updated to offer stylish, contemporary living with spacious accommodation. Finished to an exceptional standard, offering excellent storage throughout, this is a home that effortlessly combines style, comfort and practicality.**

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Step through the contemporary composite entrance door into a welcoming reception hall, beautifully finished with luxury vinyl tile flooring and a staircase rising to the first floor. Immediately to the left is a stylishly refitted cloakroom, comprising a concealed cistern WC, a contemporary vanity unit with inset wash hand basin, storage beneath and tiled splashback, complemented by a modern heated towel radiator. A useful understairs storage cupboard provides additional practicality.

To the right, the spacious lounge offers a comfortable retreat with air conditioning unit, while straight ahead lies the true heart of the home – an impressive open-plan living, dining and breakfast kitchen, thoughtfully designed for modern family life and effortless entertaining.

The kitchen and dining room seamlessly combined to create an exceptional open-plan space, flooded with natural light from windows overlooking the rear garden and side driveway. French doors open directly onto the landscaped patio, creating an effortless connection between indoor and outdoor living.

The beautifully appointed kitchen features a comprehensive range of deep stylish Blue base and wall-mounted cabinetry, perfectly complemented by oak-effect work surfaces. Integrated appliances include a fridge freezer, with additional space and plumbing for a dishwasher and a range-style cooker. A one-and-a-half bowl inset sink with mixer tap sits beneath the window, while a central breakfast island provides seating for two, making it the perfect gathering point for family and guests alike. A contemporary vertical feature radiator completes this stylish and sociable space.

Leading from the kitchen is a practical utility room, fitted with matching cabinetry and offering space and plumbing for both a washing machine and tumble dryer. A half-glazed door provides convenient access to the beautifully landscaped rear garden.

The staircase rises to the first floor, where a soft fitted carpet continues throughout the landing and into all four bedrooms. Each bedroom benefits from fitted wardrobes, providing excellent integrated storage and helping to maximise floor space. The principal bedroom is particularly impressive, featuring two double fitted wardrobes, dual-aspect windows and elegant French doors opening onto a Juliet balcony with decorative wrought iron balustrade. An air conditioning unit ensures year-round comfort, while the luxurious refitted en-suite shower room has been finished to an exceptional standard. It comprises a generous walk-in shower with rainfall shower and separate handheld attachment, contemporary wall tiling, a sleek vanity unit with inset wash hand basin and storage beneath, a concealed cistern WC, and a modern anthracite heated towel radiator.

The remaining bedrooms are all well-proportioned and continue to benefit from fitted storage, making them ideal for growing families, guests or those working from home.

Completing the first floor is the beautifully refitted family bathroom, featuring a panelled bath with glazed shower screen and rainfall shower over, a contemporary vanity unit with inset wash hand basin and useful storage beneath, a concealed cistern WC, and modern tiling, creating a stylish and practical family bathroom.

Outside - A driveway provides off road parking and access to the garage while gated side pedestrian access takes you into wonderful landscaped gardens with multiple patio areas to follow the sunshine, artificial lawn for ease of maintenance and a raised planter bed.

**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**: Traditional | **Parking**: Drive & garage | **Electricity supply**: Mains |
| **Water supply**: Mains | **Sewerage**: Mains | **Heating**: Mains gas |

(Purchasers are advised to satisfy themselves as to their suitability).
**Broadband type**: Fibre - 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





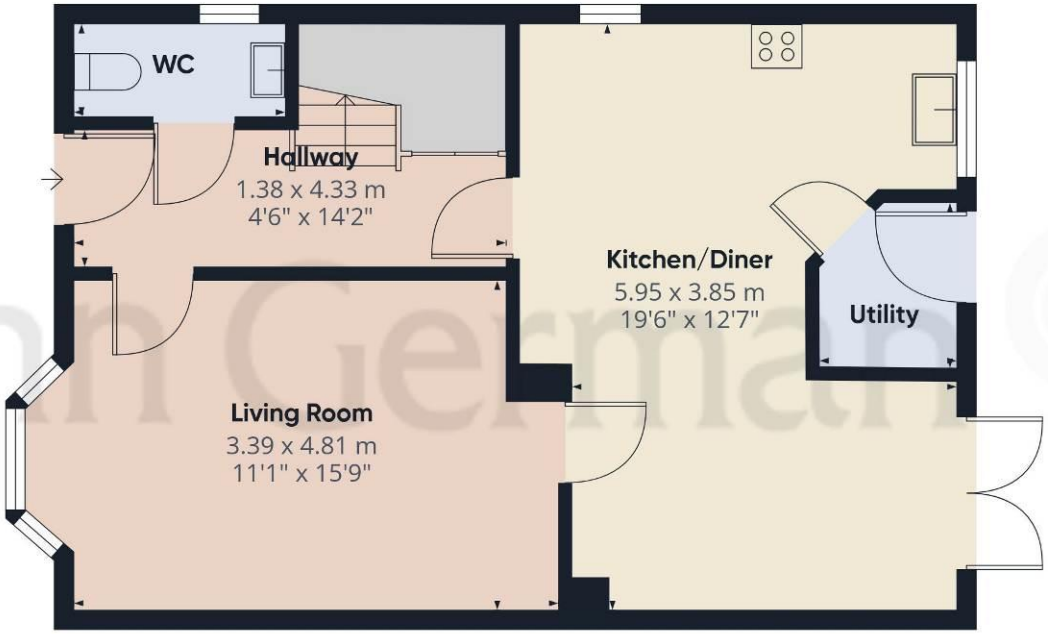


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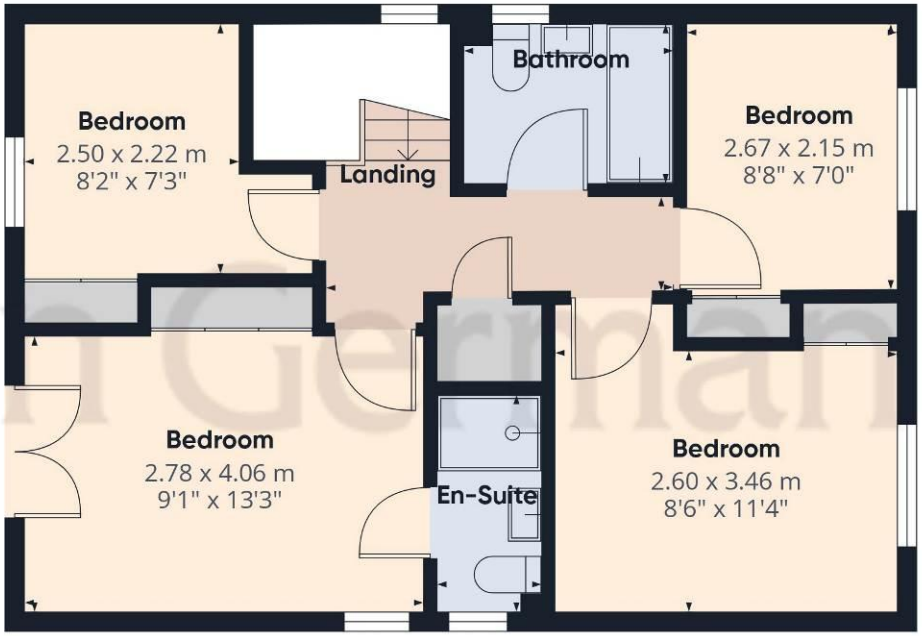

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Ground Floor







Floor 1

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**Approximate total area**(1)

98.4 m²

1059 ft²

(1) Excluding balconies and terraces

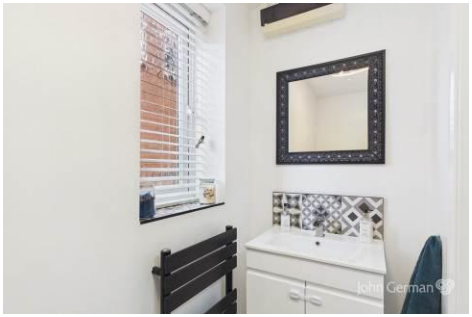
Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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