



Morley Walk, Church Gresley,
Swadlincote



Offers in excess of £235,000



Key Features

- Semi Detached Home
- Four Bedrooms
- No Upward Chain
- Master Bedroom Suite With Dressing Room & En-Suite
- Breakfast Kitchen
- Guest Cloak Room
- EPC rating C
- Freehold





Newton Fallowell are pleased to be able to offer for sale this immaculately presented four bedroomed semi detached modern family home in the desirable location of Church Gresley and conveniently located to local amenities, green spaces and popular walking and cycling routes. In brief the accommodation comprises: - entrance hall, breakfast kitchen, lounge diner and guest cloak room. On the first floor a landing leads to three bedrooms and family bathroom and on the second floor is the master bedroom with dressing room and en-suite. The property is finished to a very high standard and being offered to the market with immediate vacant possession, the property is ideal for any willing buyer.

Accommodation In Detail

Composite front door leading to:

Entrance Hall

having staircase rising to first floor, doorbell chime, thermostat for central heating, one central heating radiator and wood effect LVT flooring.

Breakfast Kitchen 2.47m x 3.87m (8'1" x 12'8")

having range of base and wall mounted units, wood effect laminate work surface, four ring gas hob with extractor over, stainless steel splashback, electric oven, space for washing machine, fridge/freezer and dishwasher, stainless steel sink and drainer with chrome mixer tap, cupboard housing gas fired combination boiler, plinth lighting, wood effect LVT flooring, one central heating radiator and Upvc double glazed bay window to front elevation.

Lounge Diner 4.54m x 5.03m (14'11" x 16'6")

having built-in understairs storage, media points, service access panel to plumbing for the sink in the kitchen, medium pile neutral carpet, two central heating radiators, Upvc double glazed window to rear elevation and Upvc double glazed French doors to rear.

Guest Cloak Room

having low level wc, pedestal wash basin with chrome fittings, one central heating radiator and frosted Upvc double glazed window.

On The First Floor

Landing

having staircase rising to second floor, medium pile neutral carpet, one central heating radiator and built-in storage cupboard housing the hot water cylinder and provides storage.

Bedroom Two 2.54m x 4.47m (8'4" x 14'8")

having medium pile neutral carpet, tv aerial point, one central heating radiator and Upvc double glazed window to front elevation.

Bedroom Three 2.54m x 3.7m (8'4" x 12'1")

having medium pile neutral carpet, tv aerial point, one central heating radiator and Upvc double glazed window to rear elevation.

Bedroom Four 1.92m x 2.65m (6'4" x 8'8")

having medium pile neutral carpet, BT point, one central heating radiator and Upvc double glazed window to front elevation.

Family Bathroom 1.91m x 1.71m (6'4" x 5'7")

having low level wc, pedestal wash basin with chrome mixer tap and tiled splashback, bath with chrome fittings and hand held shower, half height tiling, extractor fan, shaver point, vinyl flooring, one central heating radiator and frosted Upvc double glazed window to rear elevation.



On The Second Floor

Master Suite 3.98m x 4.92m (13'1" x 16'1")

having access to loft space, built-in bespoke wardrobes, overstairs storage, tv aerial point, medium pile neutral carpet, one central heating radiator and Upvc double glazed window to front elevation.

Dressing Area 1.97m x 1.96m (6'6" x 6'5")

having bespoke built-in wardrobes, one central heating radiator and large Velux window with blackout blind.

En-Suite 1.91m x 1.95m (6'4" x 6'5")

having low level wc, pedestal wash basin with chrome mixer tap, built-in shower cubicle with glass door and thermostat chrome shower, tiling to shower cubicle, extractor fan, shaver point, tile effect vinyl flooring, one central heating radiator and double glazed Velux window with blackout blind.

Outside

To the front of the property is a courtyard style garden which leads to the pedestrian access and tiered with railway sleepers planted with mature boxed hedging and plants. Paved steps lead to a side gate and front door. To the rear is a fully enclosed garden which is mainly laid to lawn with a paved pathway leading to the side entrance and to the rear gate. The rear gate leads to the single garage and parking for up to two vehicles.



Services

All mains services are believed to be connected to the property.

Measurement

The approximate room sizes are quoted in metric. The imperial equivalent is included in brackets.

Tenure

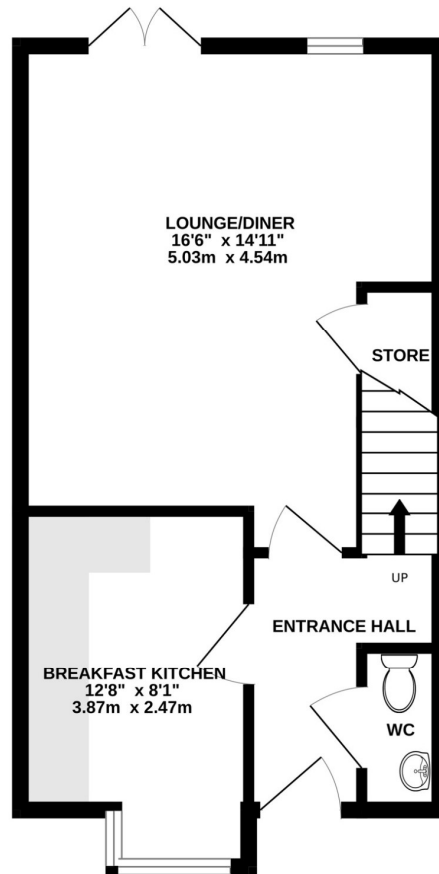
Freehold - with vacant possession upon completion. Newton Fallowell recommend that purchasers satisfy themselves as to the tenure of the property and we would recommend that they consult a legal representative such as a Solicitor appointed in their purchase.

Note

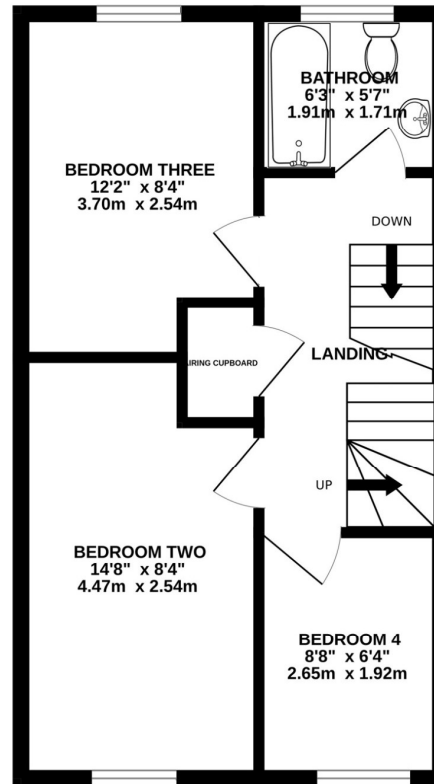
The services, systems and appliances listed in this specification have not been tested by Newton Fallowell and no guarantee as to their operating ability or their efficiency can be given. Anti-Money Laundering Regulations – Intending purchasers will be required to provide identification documents via our compliance provider, Coadjute, at a cost of £45 plus VAT per transaction. This will need to be actioned at the offer stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.



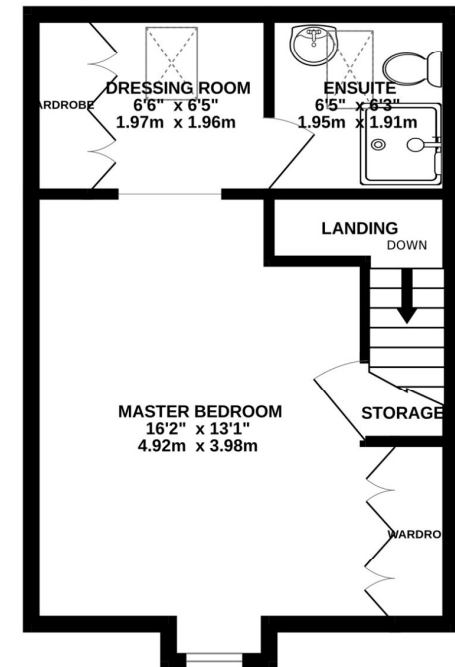
GROUND FLOOR
411 sq.ft. (38.2 sq.m.) approx.



1ST FLOOR
401 sq.ft. (37.3 sq.m.) approx.

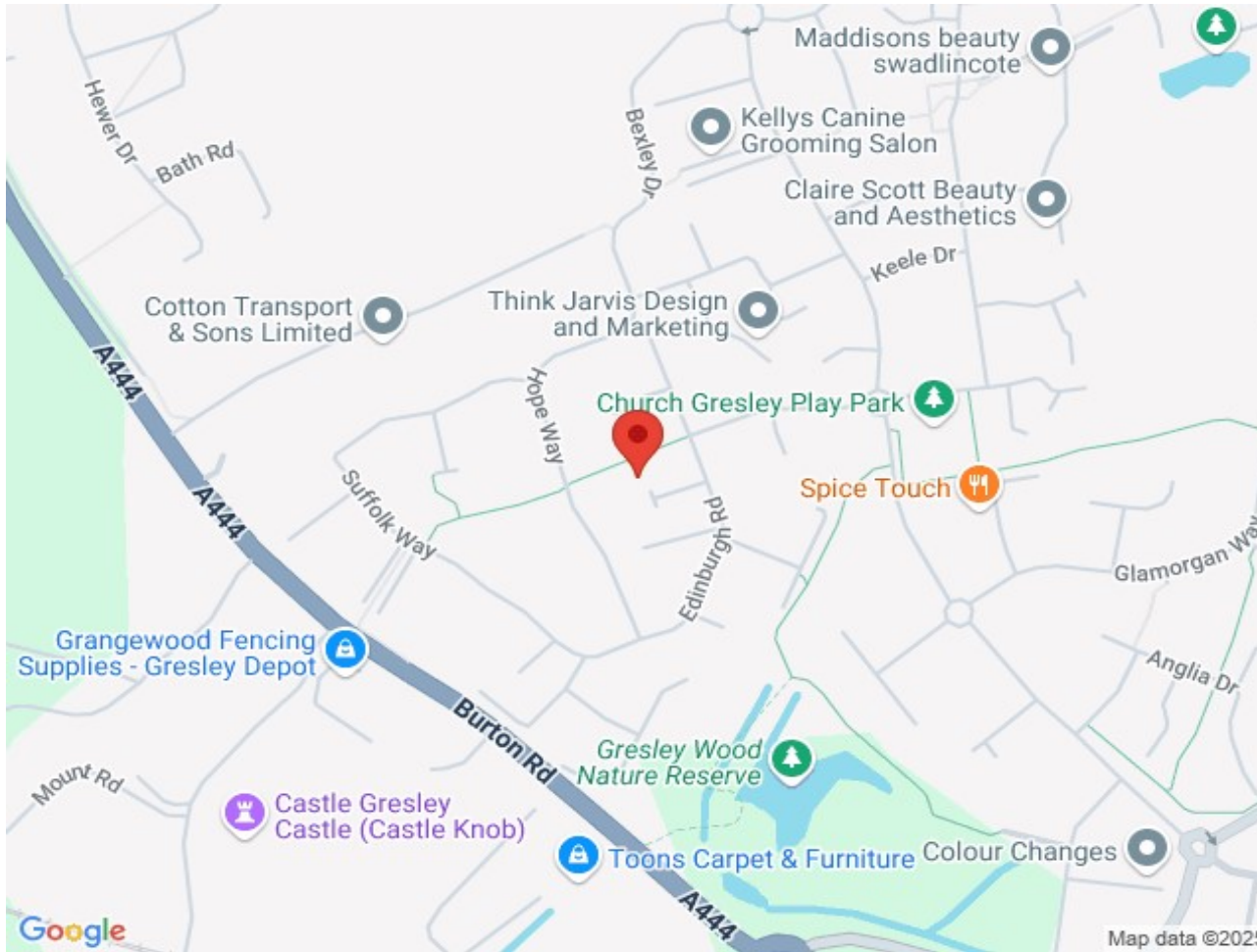


2ND FLOOR
325 sq.ft. (30.2 sq.m.) approx.



TOTAL FLOOR AREA : 1138 sq.ft. (105.7 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		89
(81-91) B		
(69-80) C	79	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC