



Brunel Way, Church Gresley,  
Swadlincote, Derbyshire



4



2



2

£380,000



## Key Features

- Large Detached Family Home
- Spacious Living Dining Kitchen
- High Specification Kitchen
- Large Utility/Gym Area
- Four Double Bedrooms
- Master Bedroom With En-Suite
- EPC rating C
- Freehold





Newton Fallowell are pleased to be able to offer for sale this immaculately presented four bedroomed detached family home on a desirable residential estate in Church Gresley. The property benefits from being improved internally providing a great sized living dining kitchen with high specification kitchen with integrated appliances and quartz worktop and there is a large utility/gym area. In brief the accommodation comprises: - entrance hall, lounge, living dining kitchen, utility/gym, guest cloak room and on the first floor a landing leads to master bedroom with en-suite, three further double bedrooms and a great sized family bathroom. Externally to the rear is a low maintenance garden which is fully enclosed and private. To the front is a driveway providing parking for two vehicles and a large storage shed. Viewings are highly recommended.

#### Accommodation In Detail

Frosted composite double glazed door leading to:

#### Entrance Hall

having staircase rising to first floor, wood effect Karndean flooring and one central heating radiator.

#### Lounge 3.96m x 5.27m (13'0" x 17'4")

having gas fire with marble hearth and stone effect surround, media points, understairs storage, two central heating radiators, solid oak flooring, Upvc double glazed windows to both side elevations and Upvc double glazed bay window to front elevation (all windows having built-in insect screens).

#### Guest Cloak Room 1.39m x 1.39m (4'7" x 4'7")

having low level wc, space saving corner wash basin with chrome taps, tiled splashback, extractor fan, consumer unit for electrics, wood effect Karndean flooring and one central heating radiator.

#### Living Dining Kitchen 5.98m x 4.61m (19'7" x 15'1")

having base and eye level high gloss storage units, square edged quartz work top, under counter lighting, four ring induction AEG hob with extractor over, AEG double oven, built-in AEG microwave, built-in AEG dishwasher, integrated fridge/freezer, wine fridge, down lighting, speaker surround system, wood effect Karndean flooring, one central heating radiator, two sets of Upvc double glazed patio doors to rear elevation (all windows having built-in insect screens).

#### Utility/Gym/Storage Room 2.64m x 5.49m (8'8" x 18'0")

having gas fired boiler, protective flooring, Belfast sink with electric shower over, built-in storage, range of base units, wood effect laminate work surface, frosted composite double glazed door to rear elevation with external insect screen.

#### On The First Floor

#### Landing

having carpet to floor to stairs, solid oak flooring to landing, access to loft space, built-in storage cupboard housing hot water cylinder and providing storage, one central heating radiator and Upvc double glazed window to side elevation (window having built-in insect screens).



**Master Bedroom 3.75m x 4.13m (12'4" x 13'6")**

having integrated wardrobes, down lighters, rotary fan, engineered oak flooring, one central heating radiator and two Upvc double glazed windows to side and front elevations (windows having built-in insect screens).

**En-Suite 1.49m x 2.32m (4'11" x 7'7")**

having low level wc, pedestal wash basin with chrome taps, large walk-in shower cubicle with glass sliding doors and chrome thermostatic waterfall shower and hand held shower, tiling to shower area, half height tiling behind sink and toilet, extractor fan, wood effect vinyl flooring, one central heating radiator and frosted Upvc double glazed window to front elevation (window having built-in insect screens).

**Bedroom Two 3.6m x 4m (11'10" x 13'1")**

having wood effect laminate flooring, one central heating radiator and Upvc double glazed window to front elevation (window having built-in insect screens).

**Bedroom Three 2.86m x 3.57m (9'5" x 11'8")**

having solid oak flooring, one central heating radiator and Upvc double glazed window to rear elevation (window having built-in insect screens).

**Bedroom Four 2.92m x 3.6m (9'7" x 11'10")**

having built-in wardrobe with open frontage, wood effect laminate flooring, one central heating radiator and Upvc double glazed window to rear elevation (window having built-in insect screens).

**Family Bathroom 2.91m x 3.34m (9'6" x 11'0")**

having low level wc, pedestal wash basin with chrome taps, bath with chrome taps and chrome fittings, large double walk-in shower cubicle with glass sliding door and waterfall chrome thermostatic shower, tiling to shower area, half height tiling behind sink, toilet and bath, extractor fan, shaver point, wood effect vinyl flooring, heated towel radiator and frosted Upvc double glazed window to rear elevation (window having built-in insect screens).



## Outside

To the rear of the property is a fully enclosed garden which is low maintenance and is mainly laid to stone paving, there are a number of raised planter beds which have mature plants and bushes. The patio areas provide plenty of space for entertaining and a paved path leads to a side gate leading to the front. To the front is a double width tarmacadam driveway and a fore garden area which is planted with mature plants and shrubs. To the front is a good sized storage shed with security wooden doors.

## 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

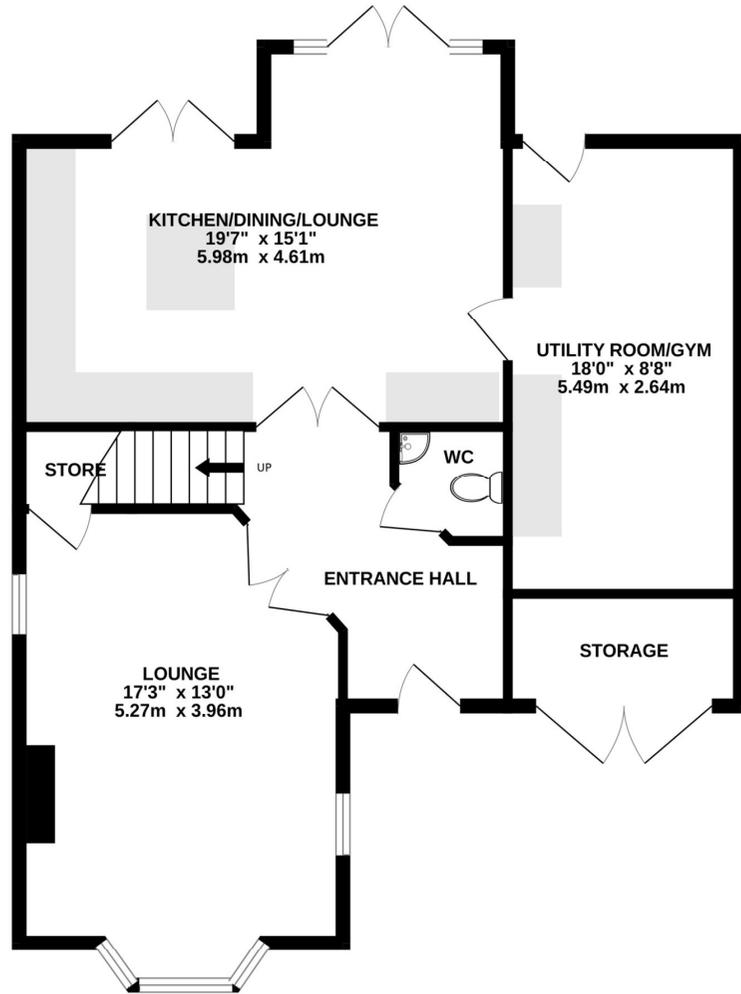
Freehold - with vacant possession upon completion. Newton Fallowell recommend that purchasers satisfy themselves as to the tenure of the property and we would recommend that they consult a legal representative such as a Solicitor appointed in their purchase.

## Note

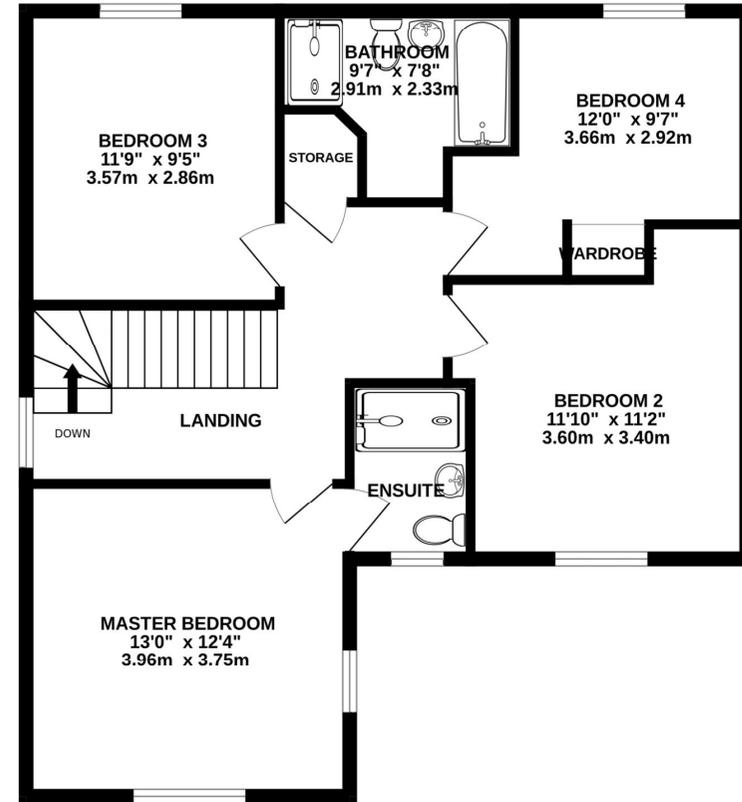
The services, systems and appliances listed in this specification have not been tested by Newton Fallowell and no guarantee as to their operating ability or their efficiency can be given. Anti-Money Laundering Regulations – Intending purchasers will be required to provide identification documents via 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  
816 sq.ft. (75.8 sq.m.) approx.

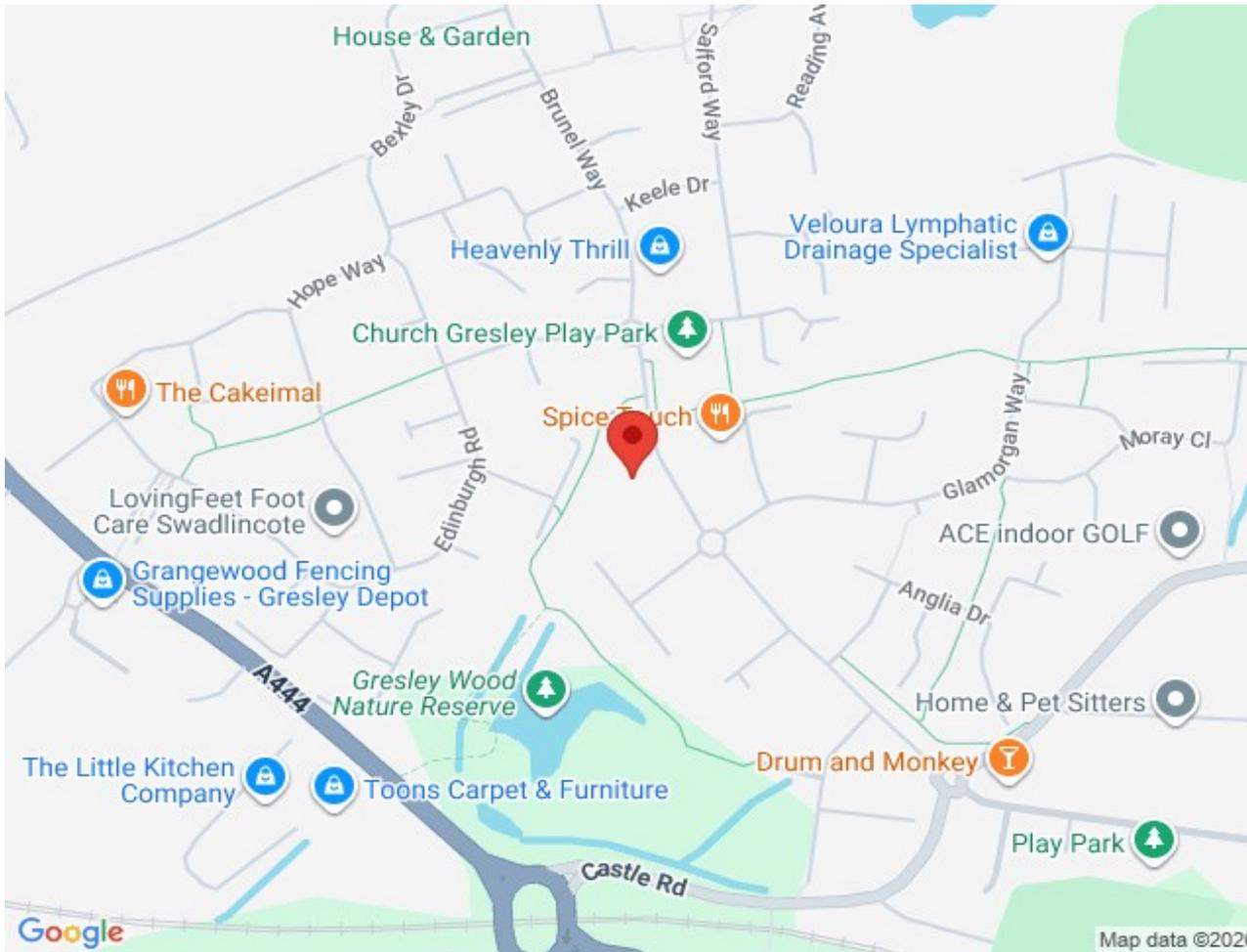


1ST FLOOR  
756 sq.ft. (70.2 sq.m.) approx.



TOTAL FLOOR AREA : 1571 sq.ft. (146.0 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	
(81-91)	B	83
(69-80)	C	
(55-68)	D	69
(39-54)	E	
(21-38)	F	
(1-20)	G	
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC
<small>WWW.EPC4U.COM</small>		

