



New Street, Church Gresley,  
Swadlincote, Derbyshire



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£250,000



## Key Features

- Individual Detached Home
- Three Well Proportioned Bedrooms
- Beautifully Presented Throughout
- Constructed To High Level Specification
- Fabulous Open Plan Living
- Small Enclosed Easy To Manage Garden
- EPC rating B
- Freehold





Situated in this popular residential area close to amenities and facilities this modern three bedroomed detached home is designed for ease of maintenance and the quality specification is worthy of an internal inspection in order to appreciate the accommodation on offer which has new carpets and has been freshly decorated throughout. In brief the accommodation comprises: - entrance hall with storage off, guest cloak room, large open plan reception room with French doors opening out to the side garden and an open plan breakfast kitchen with French doors leading to the rear patio. On the first floor a landing leads to three well proportioned bedrooms and bathroom. Outside there are two small garden areas, a driveway provides parking for a vehicle.

### Accommodation In Detail

Upvc composite entrance door leading to:

### Entrance Hall

having dog legged staircase rising to first floor, quality fitted oak effect laminate flooring, useful understairs storage cupboard and one central heating radiator.

### Guest Cloaks

having low level wc, pedestal wash basin, obscure Upvc double glazed window to side elevation, quality fitted laminate flooring, fitted extractor vent and one central heating radiator.

### Reception Room 4.2m x 4.12m (13'10" x 13'6")

having one central heating radiator and Upvc double glazed French doors overlooking the side patio and garden beyond.

### Open Plan Breakfast Kitchen 2.69m x 4.71m (8'10" x 15'6")

having high gloss grey fronted base and wall mounted units with complementary rolled edged working surfaces, four ring electric hob with oven under and stainless steel extractor over, low intensity spotlights to ceiling, Upvc double glazed sash style window to front elevation, one central heating radiator and Upvc double glazed French doors opening out to the rear patio.

## On The First Floor

### Landing

having access to loft via retractable ladder (the loft is half boarded and provides excellent storage) and fitted smoke alarm.

### Master Bedroom 2.69m x 4.71m (8'10" x 15'6")

having Upvc double glazed sash style window to front elevation and one central heating radiator.

### Bedroom Two 3.03m x 3.19m (9'11" x 10'6")

having Upvc double glazed window to front elevation and one central heating radiator.

### Bedroom Three 2.42m x 2.88m (7'11" x 9'5")

having Upvc double glazed window to rear elevation and one central heating radiator.

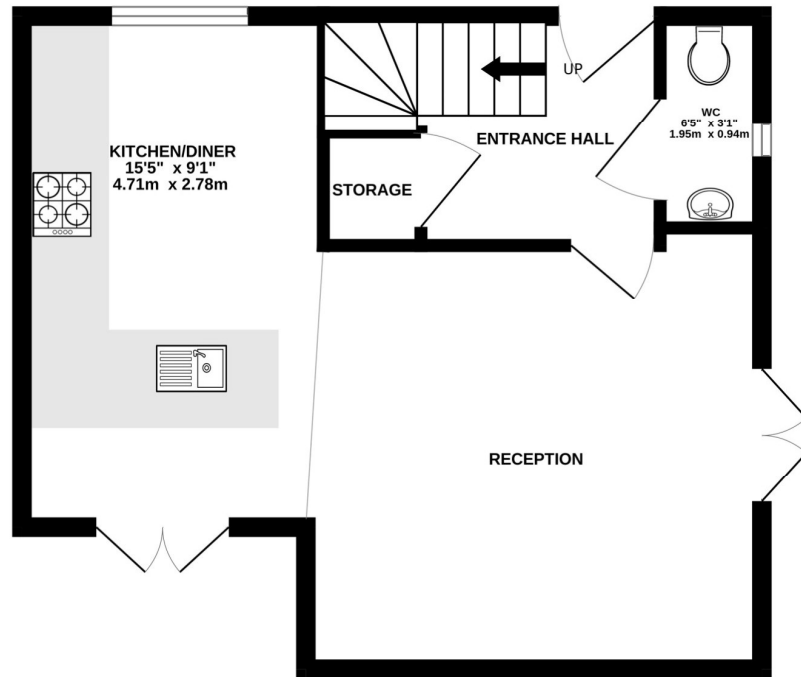
### Bathroom

having white suite comprising panelled bath with electric shower over, pedestal wash basin, low level wc, low intensity spotlights to ceiling, fitted extractor vent, double glazed rooflight and heated chrome ladder towel radiator.

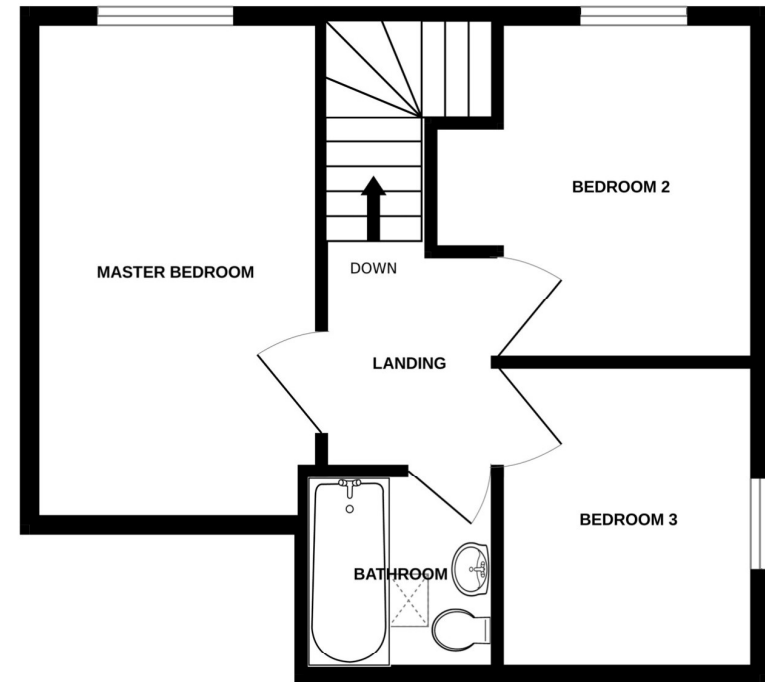
### Outside

The property has two areas of ground to the side and rear which is generally laid to block paving and there is a small grassed area. The garden is well screened by walls and timber fencing. There is an external water supply and a shed is erected.

GROUND FLOOR  
405 sq.ft. (37.6 sq.m.) approx.



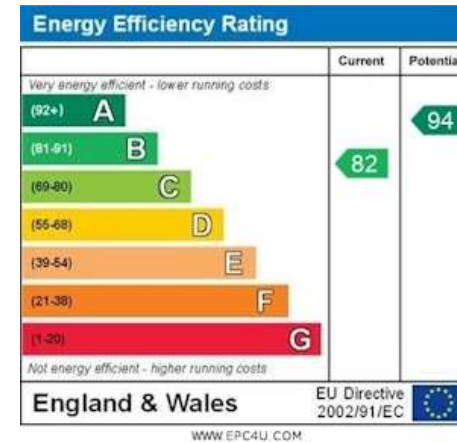
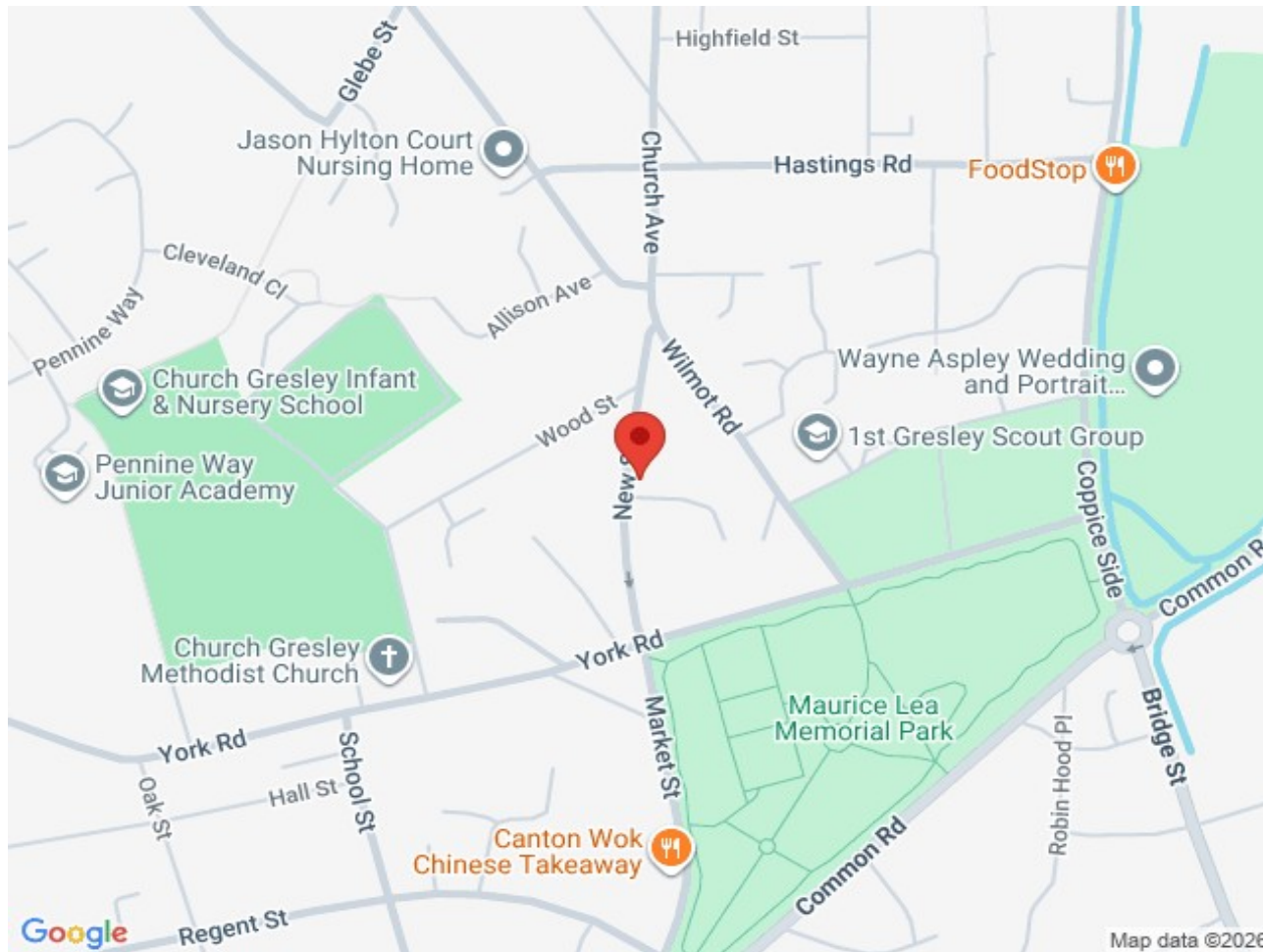
1ST FLOOR  
402 sq.ft. (37.4 sq.m.) approx.



TOTAL FLOOR AREA : 807 sq.ft. (75.0 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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### 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

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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.