



Chestnut Green, Church Gresley,
Swadlincote, Derbyshire



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£155,000



Key Features

- Two Bedroomed Retirement Bungalow
- Select Residential Over 55's Development
- Upvc Double Glazing & Gas Fired Central Heating
- Beautifully Re-Fitted Breakfast Kitchen
- Re-Fitted Shower Room
- Immediate Vacant Possession
- EPC rating C
- Leasehold





Situated in a lovely position on the fringe of this select small retirement development this well presented Upvc double glazed and gas centrally heated home is worthy of an internal inspection in order to appreciate the quality of fittings on offer. The home in brief comprises: - entrance hall with useful store off, large sitting room, beautifully re-fitted breakfast kitchen with pantry off, master bedroom with extensive built-in wardrobes, second bedroom and a modern well equipped re-fitted shower room. Outside there are communal gardens throughout the development, and ample parking for residents and guests.

Accommodation In Detail

Covered Entrance

having utility cupboard off and secure half double glazed entrance door leading to:

Entrance Hall

having one central heating radiator, access to loft space via retractable ladder, full height storage cupboard and thermostatic control for central heating.

Reception Room 3.8m x 4.25m (12'6" x 13'11")

having one central heating radiator and Upvc double glazed patio doors opening out to the rear patio.

Beautifully Re-Fitted Kitchen 2.2m x 3.12m (7'2" x 10'2")

having a lovely array of high gloss base and wall mounted units with complementary slate effect rolled edged working surfaces, four ring electric hob with stainless steel extractor over, integrated Hotpoint electric oven, integrated fridge/freezer, plumbing for washing machine, breakfast bar, cupboard housing Worcester condensing combi gas fired central heating boiler, stainless steel sink and draining unit, Upvc double glazed window to rear elevation, one central heating radiator and doorway giving access to the pantry with extensive fitted shelving.

Master Bedroom

having Upvc double glazed walk-in bay window to front elevation, one central heating radiator and range of built-in wardrobes with shelving and hanging.

Bedroom Two 2.26m x 2.12m (7'5" x 7'0")

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

Re-Fitted Shower Room

having modern white suite comprising vanity wash basin with cupboards under, low level wc, shower enclosure with thermostatically controlled electric shower, low intensity spotlights to ceiling, fitted extractor vent, one central heating radiator, full tiling complement to walls and airing cupboard incorporating extensive shelving and heated ladder towel radiator.

Outside

The property enjoys communal gardens on this select development with ample resident and visitor parking. To the rear is a lovely well presented communal garden and the property enjoys its own private patio with electric roller sun canopy.

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

Leasehold - 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



