

Hall Street

Church Gresley, Swadlincote, DE11 9QU



An impressive brand new energy efficient bungalow, beautifully designed with a superb open plan kitchen/dining/living space opening out to gardens, two spacious bedrooms including a master with en-suite plus a separate bathroom, and a driveway, set in a secluded position.

Offers over £300,000



John German

An amazing brand new bungalow, with the interior currently being fitted out, you can now see is beautifully designed and you could be its first owner!

Set to the rear of this small bespoke development with parking and a garden to the rear, shown by the site plan. The location is handy for amenities and just a short drive from the town centre.

The front door opens into a welcoming entrance hall with a large open plan kitchen/dining/living space perfect for modern life opening out to the garden. Both bedrooms are a generously size with the master having its own en suite shower room plus a separate well appointed bathroom too located off the entrance hall.

The bungalow has the benefit of solar panels enhancing its energy efficiency.

Some images within this brochure have been digitally enhanced or generated using AI technology to help illustrate the property with furniture. While every effort has been made to ensure accuracy, these images may not represent the exact appearance of the property and should be used for illustrative purposes only.

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: Standard

Parking: Drive

Electricity supply: Mains

Water supply: Mains

Sewerage: Mains

Heating: Mains gas

(Purchasers are advised to satisfy themselves as to their suitability).

Broadband type: See Ofcom link for speed: <https://checker.ofcom.org.uk/>

Mobile signal/coverage: See Ofcom link <https://checker.ofcom.org.uk/>

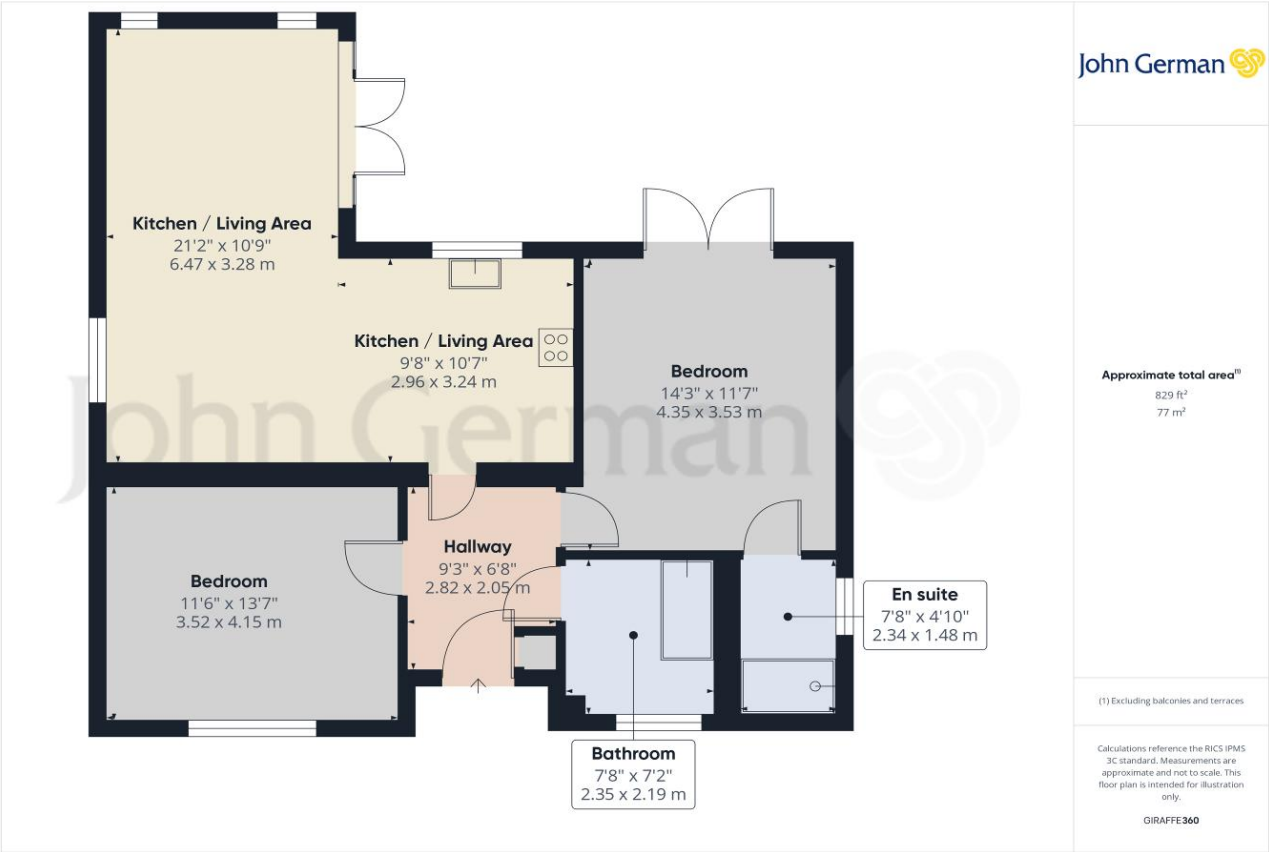
Local Authority/Tax Band: South Derbyshire District Council / Tax Band TBC

Useful Websites: www.gov.uk/government/organisations/environment-agency

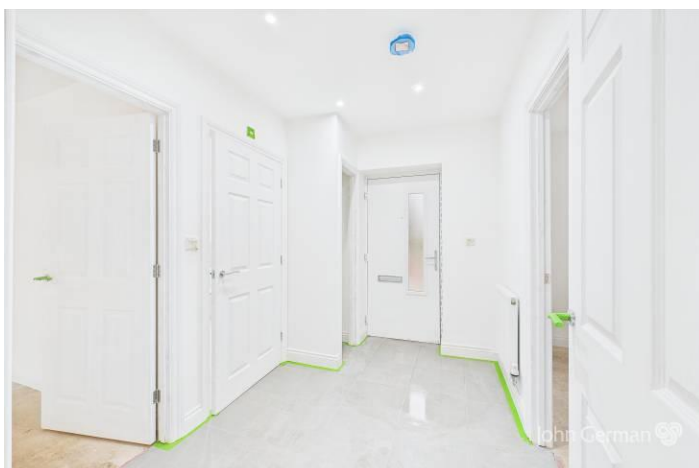
Our Ref: JGA/090992025

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AWAITING EPC MEDIA



John German

129 New Street, Burton-On-Trent, Staffordshire, DE14 3QW

01283 512244

burton@johngerman.co.uk

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Mortgage Services - We routinely refer all clients to APR Money Limited. It is your decision whether you choose to deal with APR Money Limited. In making that decision, you should know that we receive on average £60 per referral from APR Money Limited.

Conveyancing Services - If we refer clients to recommended conveyancers, it is your decision whether you choose to deal with this conveyancer. In making that decision, you should know that we receive on average £150 per referral.

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