



**51 Thorpe Downs Road**  
**Church Gresley, DE11 9FB**  
**£375,000**

The logo for lizmilsom properties, featuring a red house icon above the text 'lizmilsom' in a bold, sans-serif font, with 'properties' in a smaller, red, sans-serif font below it.

## 51 Thorpe Downs Road, Church Gresley, DE11 9FB

A fantastic opportunity to acquire a detached executive 4-bedroom family home in a truly delightful location on the edge of the National Forest – imagine waking up to birdsong every morning! This beautiful home offers: A well-equipped, splendid fitted dining kitchen, separate utility room, Lounge, Snug /study – perfect for home working. First floor: 4 bedrooms – 2 with en suite facilities. Family bathroom & downstairs WC. Outside you'll find: Private off road parking with shared drive & front garden. A delightful private landscaped rear garden – not overlooked, perfect for relaxing or entertaining family & friends. No passing traffic & brilliant woodland walks right on your doorstep. Peaceful, private, and perfectly positioned – a dream family home! EPC rating B and Council Tax D. Early viewing is highly recommended by Liz Milsom Properties on 01283 219336 to arrange your viewing.

- LOCATION, LOCATION & LOCATION
- Situated on the outskirts of the National Forest
- Spacious Lounge, Study/Gym/Reception room
- Family bathroom, Cloaks/WC
- Landscaped private rear garden
- Built in 2020, splendid detached family home
- Splendid fitted Dining Kitchen
- 4 BEDROOMS - 2 EN SUITES
- Ready to move into - turn the key home
- Viewing : Strictly by appointment



## Location

LOCATION, LOCATION, LOCATION - Perfectly placed at the end of a private road, serving three individual properties, the property is surrounded by the National Forest, with plenty of wildlife and woodland trails close by, which can help dog walkers and those that enjoy regular walking activities. Church Gresley is well placed for local amenities and within walking distance there is a local convenience store, hairdressers and a small parade of shops. The property is close proximity to Conkers which boasts a cycle and rambling network with the Albert Village within walking distance. The Maurice Lea Memorial Park, Swadlincote Ski Slope, Greenbank Leisure Centre and Conkers tourist attraction are on the doorstep. Being ideally placed for the commuter there are excellent road links to the towns of Burton on Trent, Ashby-de-la-Zouch, Tamworth. The M42 is also within easy commuting distance leading to the cities of Birmingham and Nottingham.

## Description - Overview

A splendid modern & spacious Family Home! Beautifully Presented Inside and Out with Spacious Lounge, Modern well fitted Kitchen Diner, with appliances, Utility, & separate Home/Gym/multi-functional room. Ground Floor WC and Utility, Four Fabulous sized Bedrooms, 2 with En-suite facilities, family Bathroom. Complete with a Stunning landscaped garden ideal for relaxing with family and friends, surrounded by woodland.

The property benefits from gas central heating, double glazing customised bespoke shutters to some windows and woodland views.

As you enter the property you are met with an impressive entrance hallway with carpeted stairs leading to the first floor, with attractive wood panelling and a door leading off to the lounge and ground floor accommodation. The spacious lounge is a great size located to the front with a large bay window providing plenty of natural light, a feature wood panelled wall and carpet.

Located to the rear is the fabulous well equipped fitted Kitchen Diner. The dining area is the perfect size for a large dining table with window and French doors which provide plenty of natural light and open onto the landscaped rear garden. The kitchen area is extensively fitted with a selection of wall and floor mounted units and includes a full sized integrated fridge and freezer, double oven, hob, and quality work surfaces including shaped inset sink with drainer. It also offers plenty of room for a family-sized dining table. and high gloss tiled flooring. Beyond the kitchen is a separate utility room with space for a washer and dryer with additional matching units and high gloss tiled flooring. A further door leads into a further additional storage space.

On re-entering the hallway, there is a separate Guest Cloaks/WC and opposite the Lounge is a separate multi-functional room, with laminate flooring, which is presently used as an Office perfect for those working from home, could be used for a gym, reception room or even bedroom, what ever the family's needs. (This room has been converted from the former garage).

On the first floor there are four generous sized bedrooms, including a

master bedroom with built-in fitted wardrobes and a modern en-suite, an added benefit is the 2nd guest double bedroom which also benefits from an ensuite Shower room. The third and fourth bedrooms are well proportioned bedrooms. There is also a well equipped family bathroom.

To the rear of the property is a fabulous landscaped private rear garden with lawn and large patio ideal for entertaining during the summer months. There is a side access path to the property, on which is the personnel door access to the part converted garage, currently used as an office/gym. The front up and over door to the garage provides a storage area.

To the front of the property is a large block paved driveway with space for multiple cars.

## The well presented accommodation comprises:-

### Reception Hall

#### Guest Cloaks/WC

5'2" x 2'5" (1.60m x 0.76m)

#### Lounge

15'7" min excl bay x 12'2" (4.75 min excl bay x 3.72)

#### Separate Reception/Office/multi-functional room

13'6" x 9'10" (4.12m x 3.00m)

#### Fabulous fitted Kitchen/diner

10'0" x 8'3" minimum (3.07m x 2.52m minimum)

#### Separate Utility/Cloaks

#### Separate Storage

#### First floor and Landing

#### Master bedroom

13'8" x 12'7" (4.19m x 3.86m)

#### En Suite Shower Room

6'2" x 5'4" (1.88m x 1.65m)

#### 2nd Guest double bedroom

14'4" x 10'7" (4.39m x 3.23m )

#### 2nd En Suite Shower Room

3'1" x 6'3" (0.94 x 1.93m)

#### Bedroom Three

12'0" x 9'1" (3.68m x 2.79m)

#### Bedroom Four

3.15m x 3.10m (0.91m.4.57mm x 0.91m.3.05mm)

#### Family bathroom

6'3" x 7'2" (1.91m x 2.18m)

#### Ample off road parking

#### Front garden with shared drive leading to parking

The property is set back from the private shared road, behind a lawned for garden and has a well screened laurel hedging and panelled fenced boundaries with views over open woodland area. The shared driveway serves three properties including No 51 and has parking for 2-3 vehicles.

## Delightful landscaped rear garden

To the rear of the property is a fabulous landscaped private rear garden with an extensive raised decked area with pergola which incorporates a large seating and dining area ideal for entertaining during the summer months. Feature lawn panelled fenced boundaries, an idyllic way to relax after busy day, with the sound of bird son

## Viewing Strictly Through Liz Milsom Properties

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Closed - Sunday

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## Tenure

Freehold - with vacant possession on completion. Liz Milsom Properties Limited recommend that purchasers satisfy themselves as to the tenure of this property and we recommend they consult a legal representative such as a solicitor appointed in their purchase.

## Services

Water, mains gas and electricity are connected. The services, systems and appliances listed in this specification have not been tested by Liz Milsom Properties Ltd and no guarantee as to their operating ability or their efficiency can be given.

## Measurements

Please note that room sizes are quoted in metres to the nearest tenth of a metre measured from wall to wall. The imperial equivalent is included as an approximate guide for applicants not fully conversant with the metric system. Room measurements are included as a guide to room sizes and are not intended to be used when ordering carpets or flooring.

## Disclaimer

The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing.

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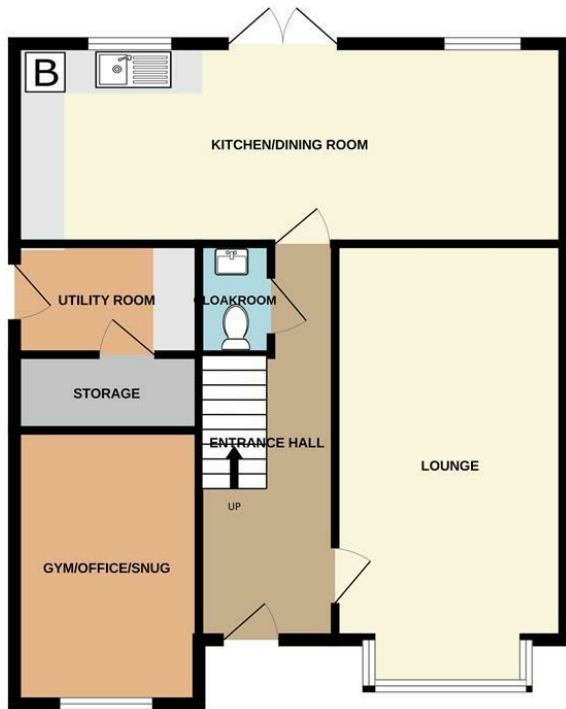


## Directions

For SAT NAV purposes use DE11 9FB

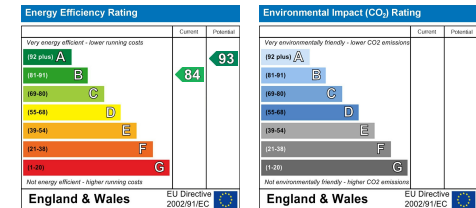
GROUND FLOOR

1ST FLOOR



51 THORPE DOWNS ROAD, CHRUCH GRESLEY DE11 9FB

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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## COUNCIL TAX

Band: D

The vendor informs us that the property is Freehold, however we have not inspected the title deeds. We would advise you consult your own solicitor to verify the tenure.



## THE TEAM

Liz and her team, who are dedicated and strive to provide you with excellent service.... And REMEMBER we are only a phone call or click away.

## GENERAL INFORMATION

NOTE: Whilst we endeavour to make our sales details accurate and reliable, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information for you, particularly if you are contemplating travelling some distance to view the property.

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## THE NATIONAL ASSOCIATION OF ESTATE AGENTS (NAEA)/THE PROPERTY OMBUDSMAN SCHEME

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