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**71 Anglia Drive**  
**Church Gresley, Derbyshire DE11 9JR**  
**Offers over £280,000**

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# 71 Anglia Drive, Church Gresley, Derbyshire DE11 9JR

Superb Value | Sought-After Location | Deceptively Spacious Detached Home

Tucked away in a secluded spot on the edge of a highly desirable estate, this modern and generously proportioned four bed detached family home offers excellent value and spacious, well-presented accommodation throughout. Highlights include a large lounge, separate dining room, breakfast kitchen with utility room, Four great sized bedrooms with ensuite and wardrobes to the master bedroom. Positioned off a shared driveway, the property benefits from off-road parking, a detached garage, and a low maintenance private rear garden – ideal for families and entertaining.

Viewing is essential to fully appreciate the size and setting of this fantastic home.

- Fantastic 4 bed detached family home with garage & driveway
- Well presented & ready to move into
- Fitted Breakfast Kitchen with Utility
- Four generously sized bedrooms
- Low maintenance private rear garden
- Occupying a secluded position
- Spacious Lounge & Dining Room
- Guest Cloaks/WC, Family bathroom & En-suite
- Detached garage, off road parking
- EPC: C / TAX BAND: E



## Location

A thriving community right at the heart of the National Forest, the property is pleasantly situated on this extremely popular development, which has become an increasingly popular place to live for those appreciating the natural beauty and excellent amenities in the area. Church Gresley is well-served within this estate, within easy walking distance of the property is a Sainsbury's Local, Gresleydale Doctors Surgery/pharmacy together with being just a short travelling distance away from Swadlincote town centre. The property is handily situated for the nearby centres of Ashby de la Zouch, Tamworth and Burton on Trent along with the easy access to the A42/M42, A38 and A50 leading to the more major cities of Birmingham, Nottingham and the M1 conurbation.

## The Well Presented Accommodation

### Overview

This beautifully presented family home welcomes you through a main entrance at the front, opening into a spacious and impressive hallway with a staircase rising to the first floor. Just off the hall is a stylish guest cloakroom/WC, featuring attractive tiled flooring, part-tiled walls, a low-level WC, pedestal wash basin, and a frosted side window. There's also a handy under-stairs storage cupboard.

The generous lounge sits to the rear of the property and is filled with natural light thanks to a walk-in bay window to the front and French doors opening out to the delightful rear garden. A modern fireplace with a fitted gas fire creates a cosy focal point, complemented by quality flooring throughout.

Across the hallway is a separate dining room, benefiting from carpeted flooring, a walk-in bay window to the front aspect allows for plenty of natural light, there is ample space for freestanding furniture and ideal for entertaining.

At the rear of the property, the fitted kitchen features an extensive range of modern wall and base units, a built-in gas hob, electric oven, appliance spaces, and ceramic tiled flooring. French doors provide direct access to the rear garden, and there is a separate utility room with further matching units and appliance space.

Upstairs, the spacious master bedroom is located at the front and benefits from built-in wardrobes and a modern en-suite shower room with a three-piece suite. Bedroom two is another double room with built-in wardrobes, also positioned at the front of the home. Bedroom three is a further double, also front-facing, and includes an over-stairs storage cupboard. Bedroom four is a good-sized single, currently used as a study, and overlooks the delightful rear garden.

The family bathroom completes the first-floor accommodation, fitted with a panelled bath, wash hand basin, and WC, and is positioned to the rear of the property.

Outside, the rear garden offers excellent privacy with fenced boundaries, a low-maintenance lawn, and a patio seating area—perfect for outdoor relaxation. A side gate leads through to the driveway and detached garage.

## Impressive Reception Hall

### Guest Cloaks/WC

**Spacious Lounge**  
22'1 x 11'5 (6.73m x 3.48m)

**Dining Room**  
12'9 x 10'5 (3.89m x 3.18m)

**Fitted Breakfast Kitchen**  
11'5 x 10'2 (3.48m x 3.10m)

### Separate Utility

### First floor & Landing

**Master Bedroom**  
13'5 x 12'9 (4.09m x 3.89m)

### En Suite Shower room

**Bedroom Two**  
11'5 x 10'7 (3.48m x 3.23m)

**Bedroom Three**  
15'1 x 11'5 (4.60m x 3.48m)

**Bedroom Four**  
11'5 x 8'2 (3.48m x 2.49m)

### Family Bathroom

### Outside - Front garden

The property occupies a pleasant secluded position on the outskirts of the development, on a shared private drive which serves 2 other properties, within this cul-de-sac therefore having limited passing traffic. To the front of the property there is a low maintenance front garden with specimen conifers, mature shrubs and flowers providing a variety of colour and structure. Adjacent to the property, there is a mature established evergreen hedge which provides additional privacy, ensuring that the property is not overlooked.

### Off road parking & single detached Garage

16'9 x 9'2 internal measurements (5.11m x 2.79m internal measurements)  
Located to the right hand side of the property, a driveway providing ample off road parking for at least two vehicles, leads to the DETACHED SINGLE GARAGE having up and over door, pitched roof ideal for storage and power and light supply.

### 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.

### Making an Offer

As part of our dedicated service to our Sellers, we ensure that all

potential buyers are in a position to proceed with any offer they make and therefore ask any potential purchaser to speak with our Mortgage Advisor to discuss and establish how they intend to fund their mortgage for the purchase. We work closely with the Mortgage Advice Bureau who can offer Independent Financial Advice, helping you secure the best possible deal and potentially save you money. NB If you are making a cash offer, we will ask you to confirm the source and availability of your funds in order for Liz Milsom Properties to present your offer in the best possible light to our clients

### Property to Sell? Then why pay more?....

At Liz Milsom Properties, we provide an efficient and easy selling/buying process, with the use of latest computer and internet technology combined with unrivalled local knowledge and expertise. Put your trust in us, we have a proven track record of success – offering straight forward honest advice and extremely competitive fees.

### Available

8.00 am – 8.00 pm Monday to Friday,  
9.00 am – 4.00 pm Saturday  
11.00 am – 2.00 pm Sunday.

Call 01283 219336

email: [sales@lizmilsomproperties.co.uk](mailto:sales@lizmilsomproperties.co.uk) for your FREE valuation.

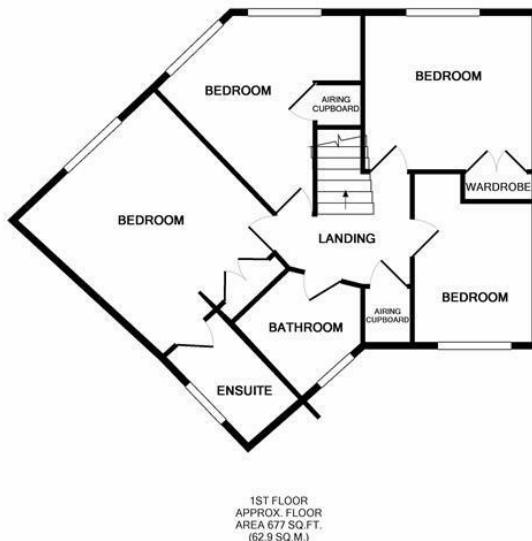
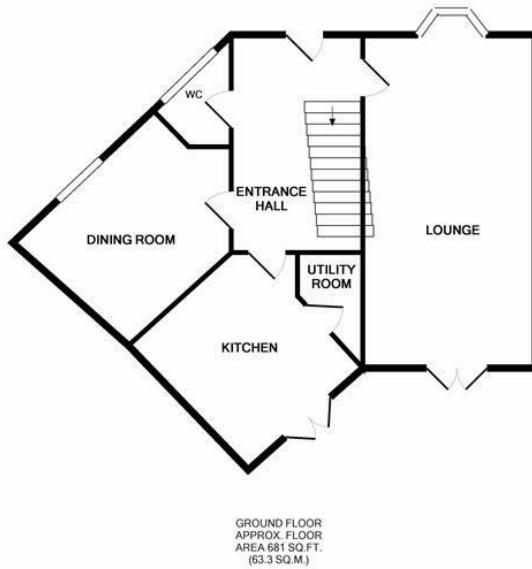
### Measurements

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.





Seabrook House, Dinmore Grange, Hartshorne,  
Swadlincote, Derbyshire DE11 7NJ

Directors: E M Milsom G T Milsom



## Directions

The property is best approached by traveling out of Swadlincote town centre and passing through the village of Church Gresley along Church Street, at the roundabout take the second exit into Castle Road and proceed down the hill. upon reaching the next roundabout take the third exit onto Brunel Way and then take the right hand turn onto Anglia Drive. Please follow the Liz Milsom Properties pointer signs at the junction turn right and bear right and follow the road, where the subject property is located on a corner plot position within a small cul-de-sac location with limited passing traffic and is clearly denoted by our distinctive red ' For Sale' board.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs (92 plus) A		85
(81-91) B		
(70-80) C		
(55-69) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions (92 plus) A		81
(81-91) B		
(70-80) C		
(55-69) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales	EU Directive 2002/91/EC	

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## COUNCIL TAX

Band: E

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.

## MONEY LAUNDERING

All Estate Agents are required by Law to check the identification of all Purchasers prior to instructing solicitors on an agreed sale and for all Sellers prior to commencing marketing a property. Suitable forms of ID include new style Drivers Licence and signed Passport.

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

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There will be a fee for mortgage advice. The actual amount you pay will depend upon your  
circumstances. The fee is up to 1% but a typical fee is 0.3% of the amount borrowed.

