

Moray Close

Church Gresley, Swadlincote, DE11 9HL

John 
German





Moray Close

Church Gresley, Swadlincote, DE11 9HL

£320,000

Beautifully presented throughout, this impressive four-bedroom detached family home has been thoughtfully updated to offer stylish, contemporary living with spacious accommodation. Finished to an exceptional standard, offering excellent storage throughout, this is a home that effortlessly combines style, comfort and practicality.

John German

Step through the contemporary composite entrance door into a welcoming reception hall, beautifully finished with luxury vinyl tile flooring and a staircase rising to the first floor. Immediately to the left is a stylishly refitted cloakroom, comprising a concealed cistern WC, a contemporary vanity unit with inset wash hand basin, storage beneath and tiled splashback, complemented by a modern heated towel radiator. A useful understairs storage cupboard provides additional practicality.

To the right, the spacious lounge offers a comfortable retreat with air conditioning unit, while straight ahead lies the true heart of the home – an impressive open-plan living, dining and breakfast kitchen, thoughtfully designed for modern family life and effortless entertaining.

The kitchen and dining room seamlessly combined to create an exceptional open-plan space, flooded with natural light from windows overlooking the rear garden and side driveway. French doors open directly onto the landscaped patio, creating an effortless connection between indoor and outdoor living.

The beautifully appointed kitchen features a comprehensive range of deep stylish Blue base and wall-mounted cabinetry, perfectly complemented by oak-effect work surfaces. Integrated appliances include a fridge freezer, with additional space and plumbing for a dishwasher and a range-style cooker. A one-and-a-half bowl inset sink with mixer tap sits beneath the window, while a central breakfast island provides seating for two, making it the perfect gathering point for family and guests alike. A contemporary vertical feature radiator completes this stylish and sociable space.

Leading from the kitchen is a practical utility room, fitted with matching cabinetry and offering space and plumbing for both a washing machine and tumble dryer. A half-glazed door provides convenient access to the beautifully landscaped rear garden.

The staircase rises to the first floor, where a soft fitted carpet continues throughout the landing and into all four bedrooms. Each bedroom benefits from fitted wardrobes, providing excellent integrated storage and helping to maximise floor space. The principal bedroom is particularly impressive, featuring two double fitted wardrobes, dual-aspect windows and elegant French doors opening onto a Juliet balcony with decorative wrought iron balustrade. An air conditioning unit ensures year-round comfort, while the luxurious refitted en-suite shower room has been finished to an exceptional standard. It comprises a generous walk-in shower with rainfall shower and separate handheld attachment, contemporary wall tiling, a sleek vanity unit with inset wash hand basin and storage beneath, a concealed cistern WC, and a modern anthracite heated towel radiator.

The remaining bedrooms are all well-proportioned and continue to benefit from fitted storage, making them ideal for growing families, guests or those working from home.

Completing the first floor is the beautifully refitted family bathroom, featuring a panelled bath with glazed shower screen and rainfall shower over, a contemporary vanity unit with inset wash hand basin and useful storage beneath, a concealed cistern WC, and modern tiling, creating a stylish and practical family bathroom.

Outside - A driveway provides off road parking and access to the garage while gated side pedestrian access takes you into wonderful landscaped gardens with multiple patio areas to follow the sunshine, artificial lawn for ease of maintenance and a raised planter bed.

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: Traditional	Parking: Drive & garage	Electricity supply: Mains
Water supply: Mains	Sewerage: Mains	Heating: Mains gas

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

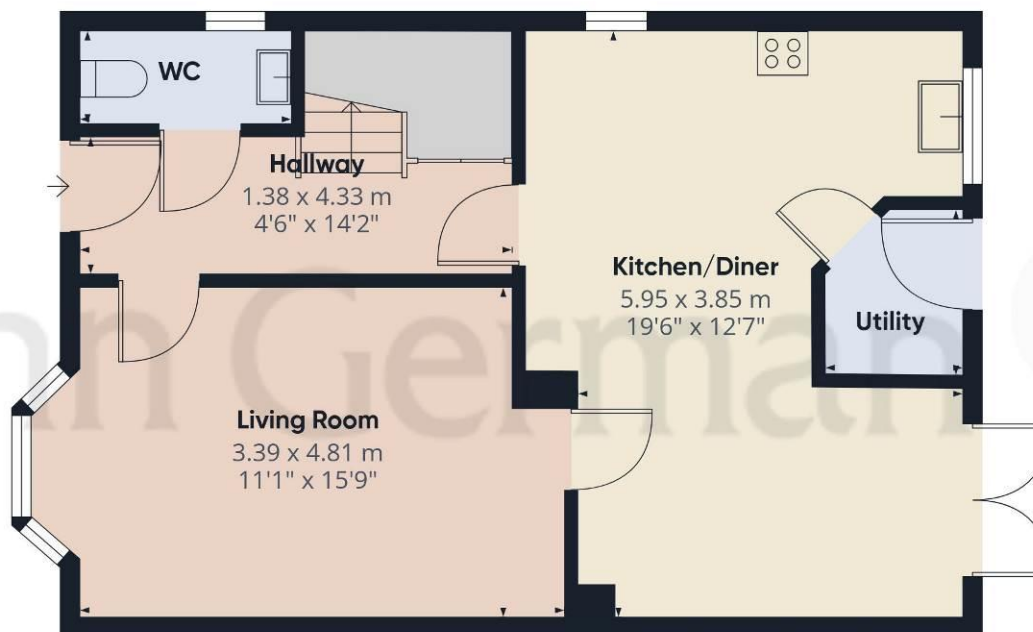
Broadband type: Fibre - See Ofcom link for speed: <https://checker.ofcom.org.uk/>

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

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





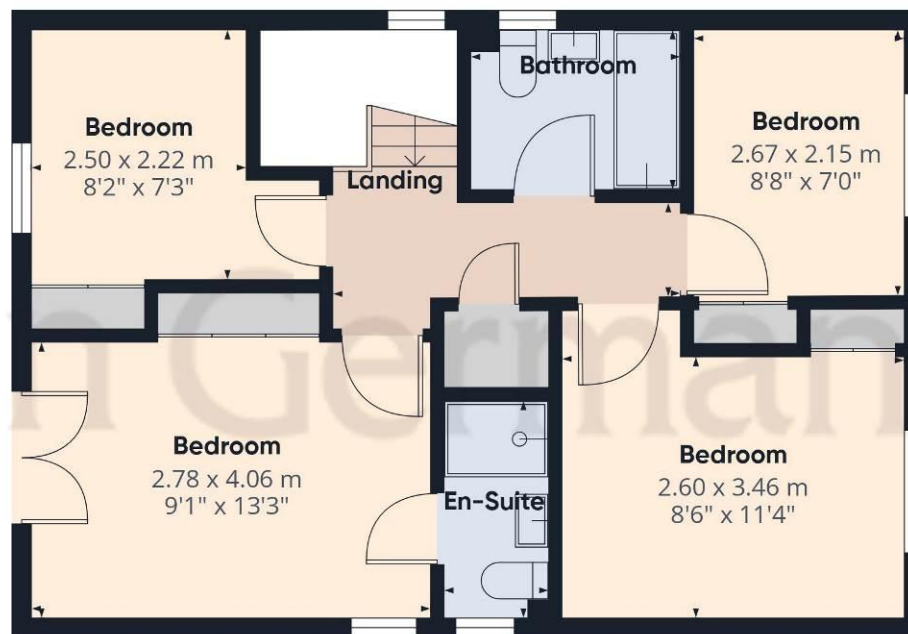


Ground Floor

Approximate total area⁽¹⁾

98.4 m²

1059 ft²



Floor 1

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360





The property information provided by John German Estate Agents Ltd is based on enquiries made of the vendor and from information available in the public domain. If there is any point on which you require further clarification, please contact the office and we will be pleased to check the information for you, particularly if contemplating travelling some distance to view the property. Please note if your enquiry is of a legal or structural nature, we advise you to seek advice from a qualified professional in their relevant field.

We are required by law to comply fully with The Money Laundering Regulations 2017 and as such need to complete AML ID verification and proof / source of funds checks on all buyers and, where relevant, cash donors once an offer is accepted on a property. We use the Checkboard app to complete the necessary checks, this is not a credit check and therefore will have no effect on your credit history. With effect from 1st March 2025 a non-refundable compliance fee of £30.00 inc. VAT per buyer / donor will be required to be paid in advance when an offer is agreed and prior to a sales memorandum being issued.

Agents' Notes

These particulars do not constitute an offer or a contract neither do they form part of an offer or contract. The vendor does not make or give and Messrs. John German nor any person employed has any authority to make or give any representation or warranty, written or oral, in relation to this property. 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 contemplating travelling some distance to view the property. None of the services or appliances to the property have been tested and any prospective purchasers should satisfy themselves as to their adequacy prior to committing themselves to purchase.

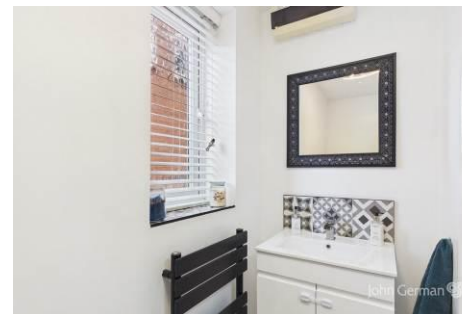
Referral Fees

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.

Survey Services - If we refer clients to recommended surveyors, it is your decision whether you choose to deal with this surveyor. In making that decision, you should know that we receive up to £90 per referral.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		87 B
69-80	C	77 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		



John German

63a Market Street, Ashby-De-La-Zouch, Leicestershire, LE65 1AH

01530 412824

ashbysales@johngerman.co.uk

Ashbourne | Ashby de la Zouch | Barton under Needwood
Burton upon Trent | Derby | East Leake | Lichfield
Loughborough | Stafford | Uttoxeter

JohnGerman.co.uk Sales and Lettings Agent



