

Gresley Wood Road

Church Gresley, Swadlincote, DE11 9QL

John German





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Guide Price £355,000

A beautifully presented semi detached Victorian home of great style retaining many character features and enjoying a south facing rear garden together with rear vehicular access to drive and garage.

The property is set behind an ornate front garden with tall hedge screening leading to a particularly attractive stain glass entrance door opening into a fabulous hallway. The wide hall has herringbone patterned Karndean flooring together with stairs off having a period balustrade and useful cupboard below. There is a cast style central heating radiator.

To the front of the property is a comfortable sitting room with fitted storage and shelves to recess, an original picture rail and a bay window to the front. A separate living room or snug has a fireplace housing a wood burning stove on a decorative tiled hearth with beam over, varnished floorboards and original picture rail.

Off the inner hall is a doorway leading to the rear and a cloakroom having a high level WC, wash hand basin, tiled floor and chrome heated towel rail.

The superb breakfast kitchen lies to the rear enjoying a southerly aspect over the garden and is equipped with a range of base cupboards, drawers and wall units in dual tone paintwork together with oak worktops having an inset Belfast sink with taps, appliance spaces including plumbing for an automatic washing machine and dishwasher, space for a slot in cooker and American style fridge freezer. There is a tiled floor and the dining/breakfast area has stained floorboards and patio doors opening out to the rear garden.

On the first floor there are four bedrooms, two of which are comfortable doubles, one with a period fireplace and built in wardrobe whilst the other has additional storage. The bathroom has a P shaped bath in tiled surrounds, shower with glazed screen over, WC, wash hand basin with tiled surrounds and floor,

On the second floor is a superb master bedroom suite finished to a particularly high standard with large picture windows that comes with a very stylish en suite shower room and a fitted dressing area.

Vehicular access is afforded to the rear of the property where there is a wide drive parking space leading to a detached garage and/or workshop. The lovely south facing rear garden has extensive patio areas and shaped lawns with borders. There is a range of brick outbuildings for storage along with additional scope for further exterior dining patio options.

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.

There is a fee of £50 per annum for the vehicle access to rear of property to South Derbyshire County Council.

Property construction: Traditional

Parking: Off road parking & garage to rear

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 C

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

Our Ref: JGA/10042026

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.

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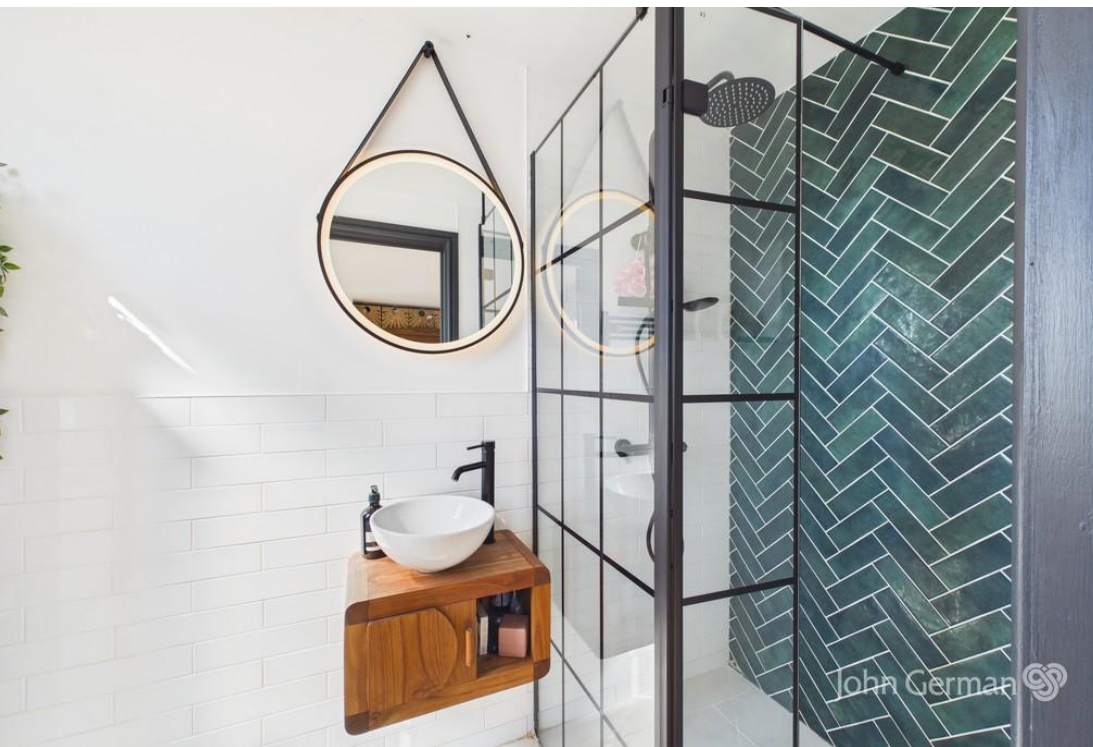




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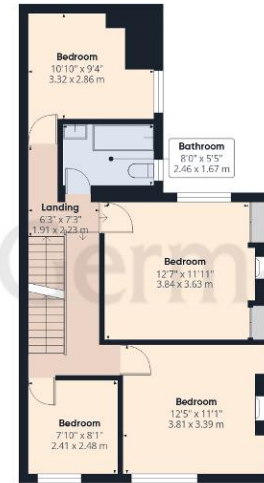








Ground Floor



Floor 1



Floor 2



Approximate total area⁽¹⁾

1634 ft²

151.7 m²

Reduced headroom

47 ft²

4.4 m²

(1) Excluding balconies and terraces

Reduced headroom

..... Below 5 ft/1.5 m

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

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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		
69-80	C		73 C
55-68	D	68 D	
39-54	E		
21-38	F		
1-20	G		

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