

# Regent Street

Church Gresley, Swadlincote, DE11 9PL



Situated just off Regent Street in the popular area of Church Gresley, this modern-build two bedroom detached bungalow is offered to the market with no upward chain and is ready for immediate occupation.

**Guide Price £210,000**



**John German**

The property benefits from off-road parking to the front, accessed via a neighbouring driveway. The driveway itself does not form part of the property title and must not be obstructed.

You enter the bungalow via the kitchen, which offers an excellent range of wall and base units fitted along both sides, providing generous storage and worktop space. The kitchen is equipped with a double sink, built-in oven, induction hob with extractor fan above, space for a washing machine, and space for a fridge freezer, making it both practical and well laid out.

Leading off the kitchen is the bathroom, comprising a bath with shower over, standard low-level W.C., and hand wash basin. The walls are partially tiled and the flooring is vinyl for ease of maintenance.

The property benefits from two well-proportioned bedrooms. The main bedroom is a comfortable double with a front aspect window and radiator. The second bedroom is a versatile space with a front aspect window and radiator, ideal as a single bedroom, home office, or hobby room.

To the rear of the property is the bright and spacious living room, featuring French doors opening out onto the garden, along with an additional rear aspect window allowing plenty of natural light to flood the room. Off the living room is a useful storage cupboard which also houses the boiler.

Externally, the property enjoys a south-facing rear garden, beginning with a slabbed patio area - perfect for outdoor seating and entertaining - leading onto a lawned garden space.

Church Gresley is a well-established and convenient residential area offering a range of local amenities including shops, supermarkets, schools, healthcare facilities and leisure facilities. The property is well positioned for easy access to Swadlincote town centre and benefits from good transport links to Burton upon Trent, Ashby-de-la-Zouch and the A444 and A511 road networks, making it ideal for commuters.

This attractive bungalow would make an excellent purchase for first-time buyers, downsizers or investors alike.

**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:** Driveway

**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/>

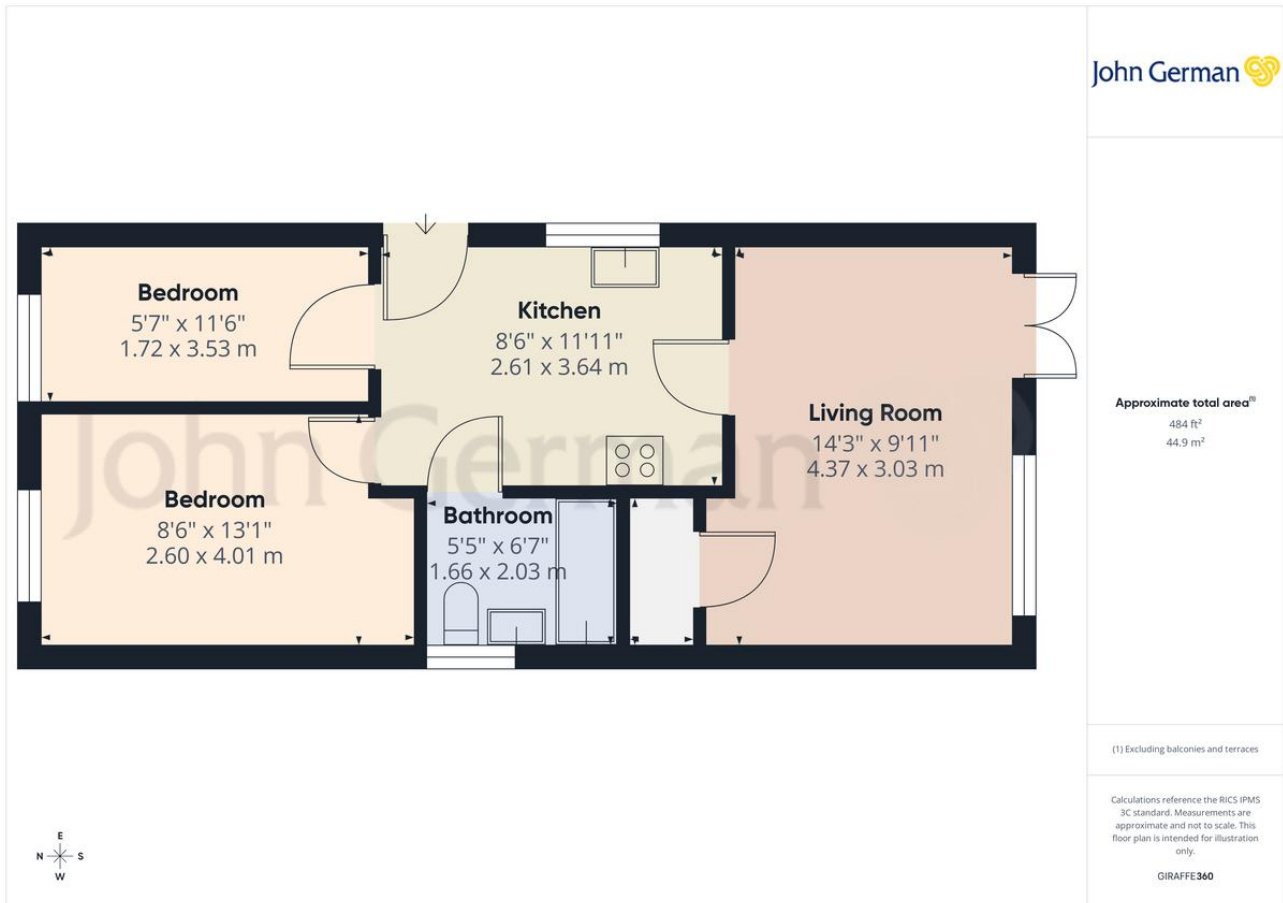
**Local Authority/Tax Band:** South Derbyshire District Council / Tax Band TBC

**Useful Websites:** [www.gov.uk/government/organisations/environment-agency](http://www.gov.uk/government/organisations/environment-agency)

**Our Ref:** JGA/03032026

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	73 C	80 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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#### Agents' Notes

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#### Referral Fees

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**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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Burton upon Trent | Derby | East Leake | Lichfield  
Loughborough | Stafford | Uttoxeter

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