

# Hope Way

Church Gresley, Swadlincote, DE11 9BL

John   
German





# Hope Way

Church Gresley, Swadlincote, DE11 9BL

£365,000

Gorgeous deceptively spacious detached family home, stylishly updated throughout and superbly positioned down a private shared driveway enjoying a rare green outlook towards mature hedgerows and oak tree. Offering four excellent bedrooms, two beautifully refitted bathrooms, superb breakfast kitchen and landscaped gardens, this impressive home also benefits from solar panels with battery storage, EV charging point and versatile workshop/utility space.

A look inside reveals a wide and welcoming reception hallway with staircase rising to the first floor and useful storage beneath. To the left is a beautifully refitted guest cloakroom featuring a striking feature wall, contemporary vanity unit with inset wash hand basin, concealed storage and WC.

To the right of the hallway is a superbly proportioned through lounge, flooded with natural light from the walk-in front facing bay window, whilst French doors open directly onto the rear gardens creating an excellent flow for modern family living and entertaining.

Across the hallway is a generous separate dining room with bay window overlooking the attractive front aspect and green outlook beyond.

The breakfast kitchen has been stylishly refitted with an extensive range of shaker style cabinets arranged across two sides, complemented by timber worktops and a porcelain Belfast style sink with swan neck mixer tap. Integrated appliances include hob with extractor hood above, double oven, and wine chiller, whilst there remains ample space for a breakfast table. A glazed UPVC double glazed door leads directly out to the rear gardens.

Upstairs, white panelled interior doors lead from the landing to four excellent sized bedrooms. Bedrooms one and two enjoy lovely views towards the mature oak tree hedgerow and balancing pond, whilst all bedrooms benefit from fitted or built-in wardrobes. Bedroom one is a particularly generous principal bedroom featuring triple and double fitted wardrobes, bedside units, dressing table and two front facing windows enjoying the attractive outlook. The room is complemented by a superb private ensuite shower room, beautifully appointed in the same contemporary style as the family bathroom to create a wonderful sense of continuity throughout the home. The ensuite offers a vanity unit with inset wash hand basin and storage beneath, concealed cistern WC, storage cabinets, ladder style radiator, full height tiling and double shower enclosure with recessed alcove, rainfall shower head and additional handheld shower attachment. Illuminated fitted mirrors complete the finish.

The family bathroom has also been stylishly refitted with a contemporary suite comprising shaped shower bath with glazed screen and rainfall shower above alongside additional handheld attachment. Extensive vanity storage cabinets run along two walls with quartz style work surfaces incorporating inset sink with mixer tap, concealed cistern WC and additional drawer storage. Beautiful tiling to the walls and floor together with ladder towel radiator completes this luxurious family space.

Externally, the property occupies a fabulous tucked away position hidden from the road down a long shared driveway serving this and one other home. There is excellent parking provision via the driveway together with the added benefit of a gravelled parking area opposite capable of accommodating two further vehicles. Please note this additional gravelled area is not included within the ownership but has been used by the current owners for additional parking.

Gated side access leads to the rear where the gardens have been beautifully landscaped for ease of maintenance and entertaining, being fully paved with attractive stone paving, raised brick planted borders, water feature and dedicated seating area.

French doors from the garden open into the rear of the garage which has been adapted to provide a highly useful workshop and utility area complete with base cupboards, sink unit, plumbing for washing machine and additional appliance spaces. This versatile space could easily be reinstated to full garage use if desired.

Further enhancing the property's appeal are the excellent eco-friendly credentials including solar panels with two battery storage units, helping improve efficiency and reduce running costs, together with an EV charging point.

Offering an exceptional combination of space, presentation, energy efficiency and a wonderfully private position, this impressive family home must be viewed internally to fully appreciate the quality of accommodation and superb setting on offer.

Agents notes: It is common for property Titles to contain Covenants, a copy of the Land Registry title is available to view on request. The property is located in an ex mining area.

**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:** 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 E

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

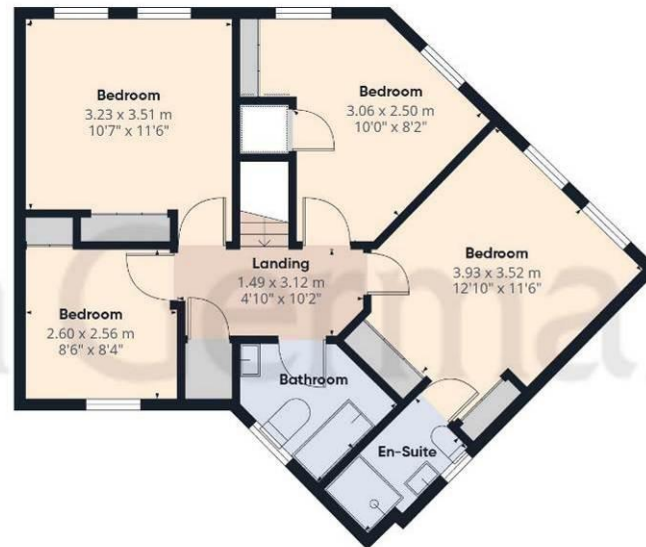
**Our Ref:** JGA20052026







Ground Floor



Floor 1



Approximate total area<sup>(1)</sup>

132.7 m<sup>2</sup>

1428 ft<sup>2</sup>

(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



### 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.

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.

| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+   | A             |         |           |
| 81-91 | B             |         | 86 B      |
| 69-80 | C             | 76 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



