



**George Street, Church Gresley**

**NEW PRICE £175,000**

**Bedrooms: 3 | Bathrooms: 1 | Receptions: 1**

CADLEY CAULDWELL are pleased to market this lovely three-bedroom semi-detached home, offering a comfortable and practical living space perfectly suited for a growing family. With parking for several vehicles and a private enclosed garden.

Upon entering the home, you are greeted by a welcoming atmosphere that flows through to the principal living areas. The Lounge provides a cosy space for relaxation, the Dining Room an ideal area for family meals and entertaining guests. The well-appointed Kitchen offers a practical layout for daily use.

The ground floor also benefits from a convenient Bathroom, providing essential facilities.

Ascending to the first floor you will find three comfortable bedrooms. Bedroom 1 is a generously sized double, while Bedroom 2 and Bedroom 3 offer versatile spaces, perfect for children, guests, or a home office.

Externally, the property boasts a large gravelled area to the side, providing ample parking for several vehicles with a gate leading to the rear. The rear garden features a pleasant patio area with a shed, and steps leading to a mainly laid-to-lawn garden with mature plants and trees, offering a private outdoor retreat for leisure and enjoyment.

Located in Church Gresley, this charming home is situated in a great location, close to local amenities and transport links. Situated on large size plot with potential to extend to the side, subject to planning permission.

Early viewing is highly recommended to fully appreciate the appeal of this lovely home.

The property benefits from gas central heating and double glazing throughout.

Freehold/Council Tax Band: A/EPC: D

**Lounge** - 3.25m x 3.96m (10'8" x 13'0")

**Dining Room** - 3.2m x 2.92m (10'6" x 9'7")

**Kitchen** - 2.97m x 2.62m (9'9" x 8'7")

**Bathroom** - 1.5m x 2.51m (4'11" x 8'3")

**Bedroom 1** - 3.25m x 3.99m (10'8" x 13'1")

**Bedroom 2** - 3.1m x 2.01m (10'2" x 6'7")

**Bedroom 3** - 3.07m x 1.88m (10'1" x 6'2")

**Landing**

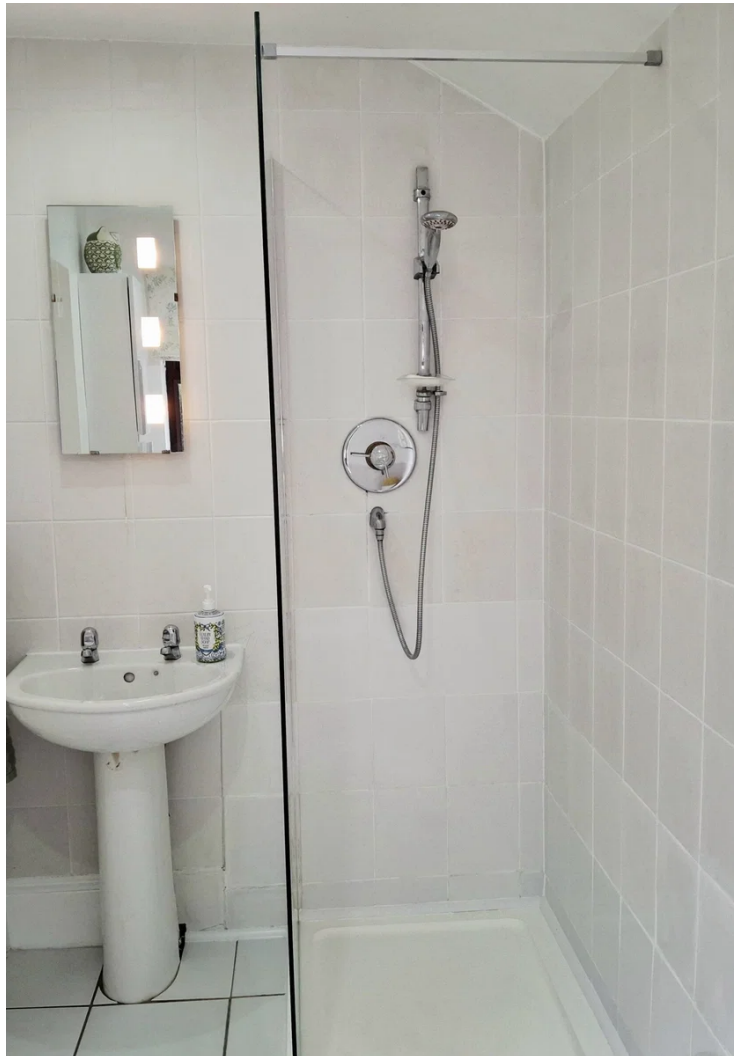
**To the side**

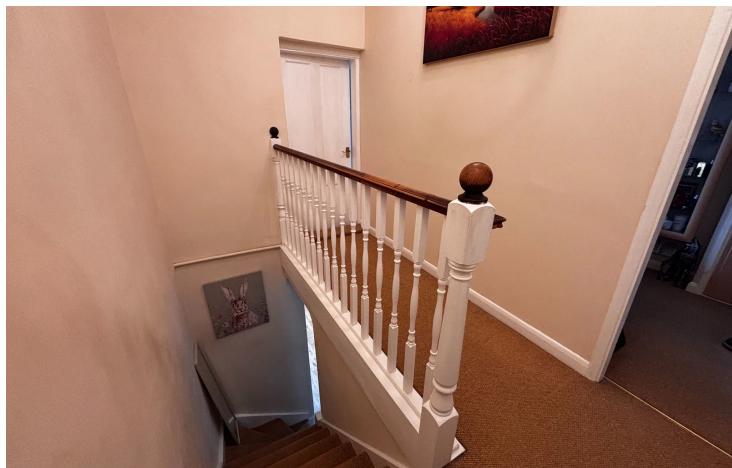
Large gravelled area which provides parking for several cars. Gate leading to the rear of the property.

**To the rear**

Patio area with shed, steps leading to the garden at the rear. Mainly laid to lawn with mature plants and trees.







## **Cadley Cauldwell**

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