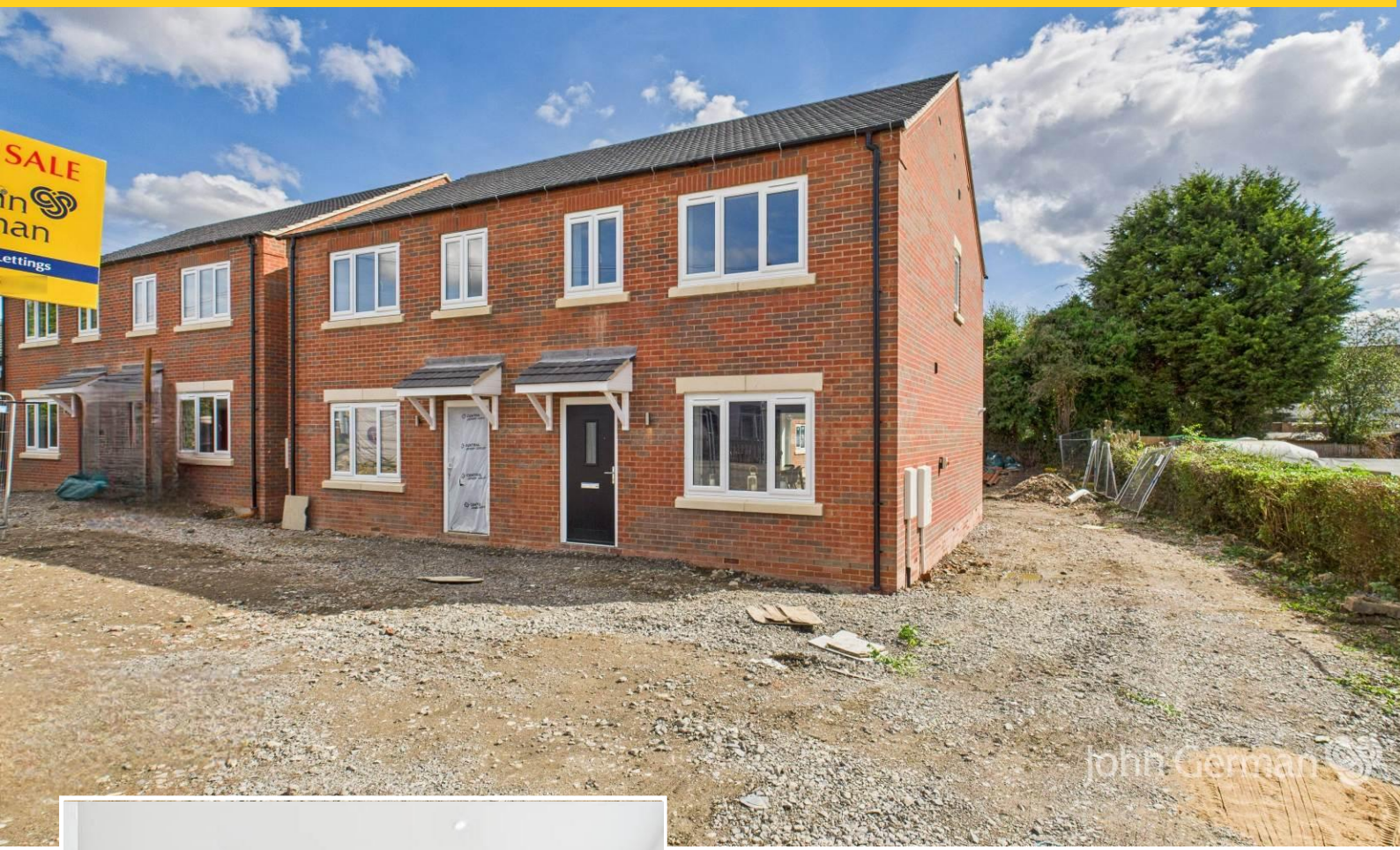
Hall Street

Church Gresley, Swadlincote, DE11 9QU



A brand new, superb semi detached home offering a fabulous first time family home with solar panels enhancing energy efficiency together with a lovely layout including rear facing kitchen/diner, good size lounge, master bedroom with en suite, two further bedrooms, family bathroom, driveway and gardens.

£239,950

John German

Situated in the popular residential location of Church Gresley, handy for a wide range of amenities and schools for all ages is this superb semi detached new home with enhanced energy efficiency provided by solar panels.

Standing on a lovely plot with parking to front and garden to rear.

The front entrance door opens into hallway with a useful storage cupboard and a door into a guest's WC.

There is a spacious lounge with views to front, a useful storage cupboard and stairs to the first floor.

The impressive kitchen/diner occupies the full rear width of the house having tiled flooring throughout, a window and French doors opening out the garden. Fitted with a well appointed brand new kitchen having a range of units and integrated hob, oven, extractor and dishwasher.

To the first floor, the landing has doors leading off to three bedrooms with the master offering a good sized double bedroom benefitting from an ensuite shower room with shower cubicle, pedestal wash hand basin and WC. There are two further good size bedrooms, both sharing a well appointed family bathroom with panelled bath with shower over and shower screen, pedestal wash hand basin and WC.

This is a fantastic new home, almost complete and ready for the first owner to move in. The kitchen will be fitted in July, please contact the office for any information.

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: Off road
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
Useful Websites: www.gov.uk/government/organisations/environment-agency
Our Ref: JGA/16062025

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.

Ground Floor

Floor 1

John German

Approximate total area(1)
792 ft²
73.6 m²

Reduced headroom
7 ft²
0.7 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.

GIRAFFE360

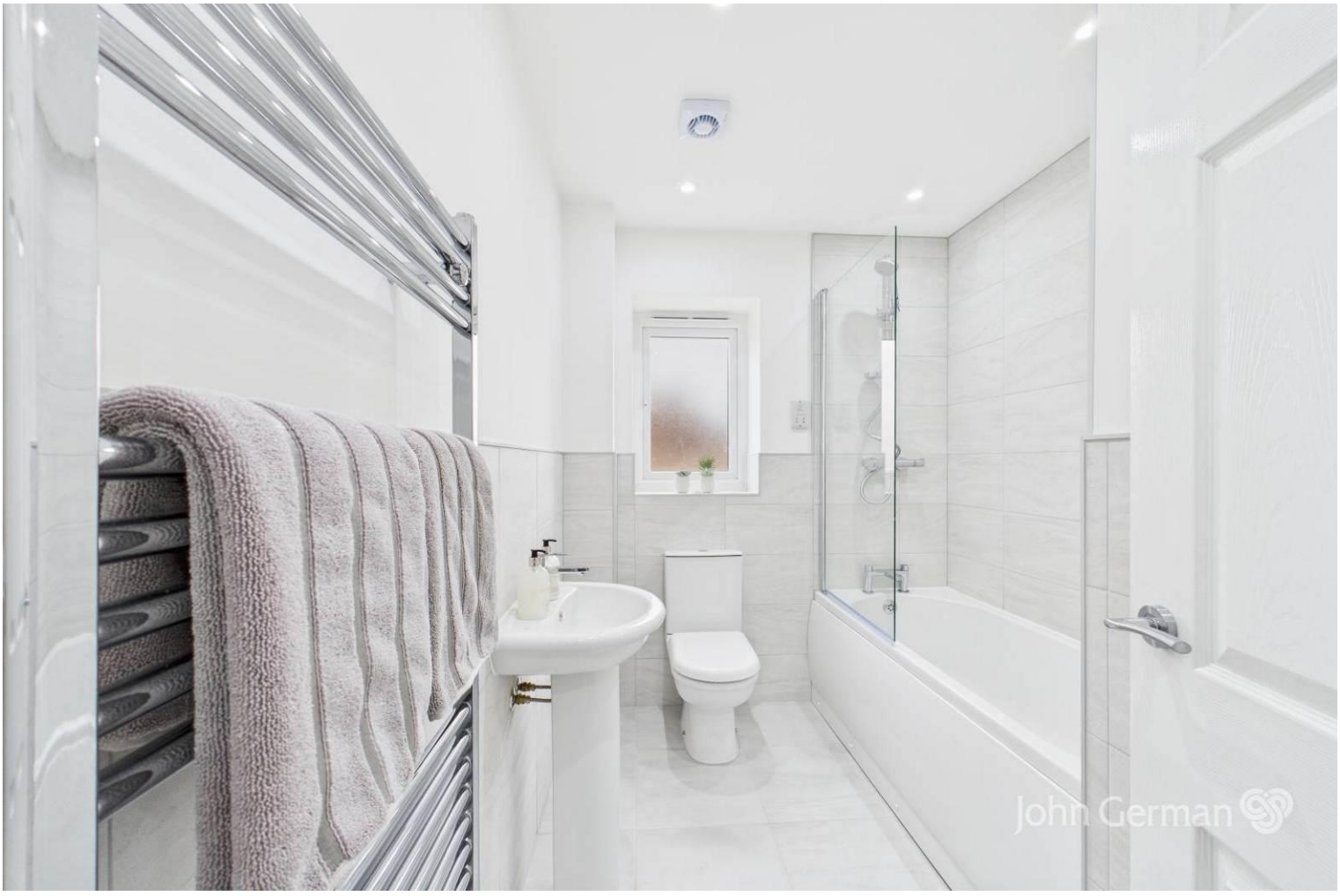
John German

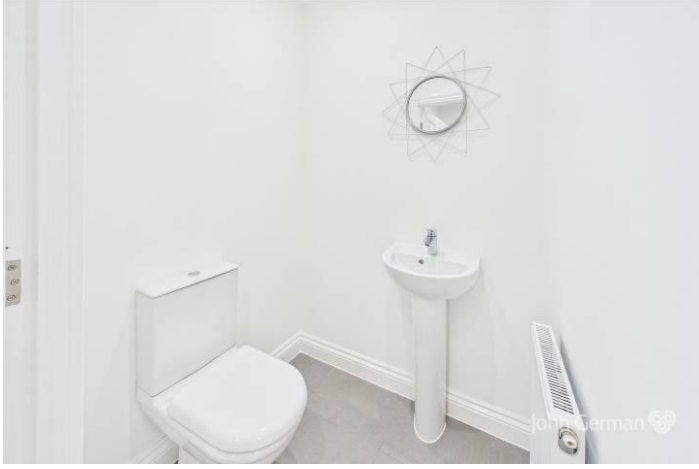
John German

John German

John German

John German





AWAITING EPC MEDIA

John German
129 New Street, Burton-On-Trent, Staffordshire, DE14 3QW
01283 512244
burton@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

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.