



**Chestnut Green, Church Gresley, Swadlincote, DE11**

Swadlincote

**£164,950**

**Bedrooms: 2 | Bathrooms: 1 | Receptions: 1**

Nestled on a **pleasant, quiet plot** within a **select development** in Swadlincote, **Cadley Cauldwell** present this immaculately presented **two-bedroom retirement bungalow** offering comfortable and convenient living, perfect for those seeking a tranquil lifestyle. **Boasting recent upgrades** including a new breakfast kitchen, shower room, and fresh decor, this home is offered with no upward chain.

Accessed via a welcoming Hallway, the property immediately impresses with its bright and airy feel. The heart of the home is the inviting Living Room featuring patio doors that open out to the rear garden, creating a seamless connection between indoor and outdoor spaces.

The newly fitted Breakfast Kitchen provides a modern and functional area for culinary pursuits. The bungalow offers two comfortable bedrooms; Bedroom One benefits from built-in wardrobes, while Bedroom Two offers flexible accommodation. A newly fitted Shower Room completes the internal layout. The whole property is bright, modern and airy and newly decorated.

Externally, the property benefits from off-street parking for two vehicles at the front. The rear garden features a laid-to-lawn area, a patio, and mature hedging and shrubs. Residents also enjoy access to well-maintained communal gardens.

Situated on the edge of a small development, the location provides a quiet retreat while remaining close to all of Swadlincote's amenities. This leasehold property has a Council Tax Band B and an EPC Rating D. Please note, monthly maintenance fees are payable which cover garden maintenance, window cleaning, boiler servicing/maintenance and buildings insurance.

We encourage an early viewing to fully appreciate the fresh appeal and convenient location of this lovely bungalow. Contact Cadley Cauldwell on 01283 217251 to arrange your viewing today.

**Hallway** - 4.93m x 0.97m (16'2" x 3'2")

**Living Room** - 4.17m x 3.66m (13'8" x 12'0") Patio doors to rear garden

**Breakfast Kitchen** - 3.78m x 2.24m (12'5" x 7'4") Newly fitted with quality, modern units

**Shower Room** - 2.26m x 2.01m (7'5" x 6'7") Newly fitted, double shower.

**Bedroom One** - 4.17m x 2.67m (13'8" x 8'9") Built in wardrobes

**Bedroom Two** - 2.31m x 2.26m (7'7" x 7'5")

**Front** Off-street parking for two vehicles

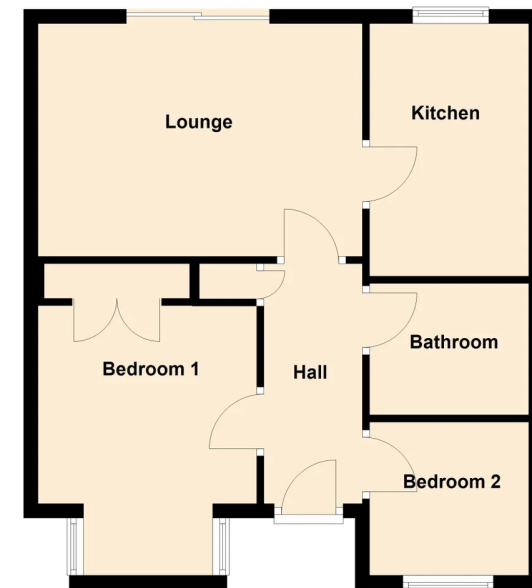
**Rear** Laid to lawn, patio, mature hedging & shrubs.





**Ground Floor**

Approx. 4.2 sq. feet  
 (excluding Lounge, Bedroom 1, Hall, Kitchen, Bathroom, Bedroom 2)



Total area: approx. 4.2 sq. feet



**Cadley Cauldwell**

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