





Cranfield Avenue, Church Gresley, Swadlincote, DE11 9TE

Asking Price £400,000

Open House
estate agents





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Occupying a prominent position within a desirable modern development, this beautifully presented detached home provides substantial and versatile family accommodation arranged across three floors. Among its standout features are five double bedrooms, fitted wardrobes throughout, three bath or shower rooms and a superb open-plan dining kitchen overlooking the south-facing garden.

The accommodation also includes a spacious dual-aspect lounge, separate utility room and guest WC. Outside is an enclosed rear garden designed with both entertaining and family life in mind, together with a detached double garage and driveway. A viewing is highly recommended to fully appreciate the space, presentation and flexibility offered by this impressive home.

Location

Cranfield Avenue forms part of a popular modern residential development in Church Gresley, conveniently placed for local schools, shops and everyday amenities. Swadlincote town centre is within easy reach, offering a wider selection of shopping, leisure and recreational facilities. The location also provides useful road connections towards Burton upon Trent, Ashby-de-la-Zouch and the surrounding areas.

Entrance Hall

A welcoming entrance with wood-effect flooring, useful built-in storage and stairs rising to the first floor. Doors lead to the principal ground-floor rooms and guest WC.













Open-Plan Kitchen, Dining & Family Room
A particularly impressive space forming the social heart of the home, with clearly defined areas for cooking, dining and relaxing. The contemporary kitchen features a stylish combination of white and grey gloss cabinetry, contrasting tiled splashbacks and light-coloured work surfaces. A large central island provides additional storage and preparation space, incorporating the sink and integrated wine cooler. A generous selection of appliances includes an induction hob with angled extractor, integrated double oven, fridge freezer and dishwasher. Recessed lighting and modern flooring complete the finish. There is plenty of room for a family dining table and additional seating, while wide sliding doors provide a pleasant outlook and direct access to the rear garden.

Utility Room
A separate utility room fitted with matching storage units, work surfaces and tiled splashbacks. There is space for both a washing machine and tumble dryer, together with a fitted cupboard housing the central heating boiler and a window providing natural light.

Lounge
A substantial and beautifully presented reception room enjoying plenty of natural light from its dual-aspect windows, including an attractive bay. The room provides ample space for multiple sofas and features a central fireplace with a light-coloured surround and hearth.

Guest WC
Fitted with a white WC and wall-mounted wash basin, complemented by wood-effect flooring.

First Floor

Landing
A spacious landing with built-in storage and stairs continuing to the second floor. The attractive galleried staircase and windows allow natural light to flow through the centre of the home.

Main Bedroom
A generous double bedroom with windows to two elevations and an extensive range of fitted wardrobes. A private en-suite shower room completes the principal bedroom suite.

En-Suite
Fitted with a walk-in shower enclosure, WC and pedestal wash basin, with tiled walls and flooring.

Bedroom Three
A well-proportioned double bedroom with fitted wardrobes and windows to two elevations.

Bedroom Four
A further double bedroom with fitted wardrobes and a window overlooking the surrounding development.

Family Bathroom
The family bathroom is fitted with a white suite comprising a panelled bath with shower attachment, WC and pedestal wash basin. Tiled walls and flooring complete the room.

Second Floor

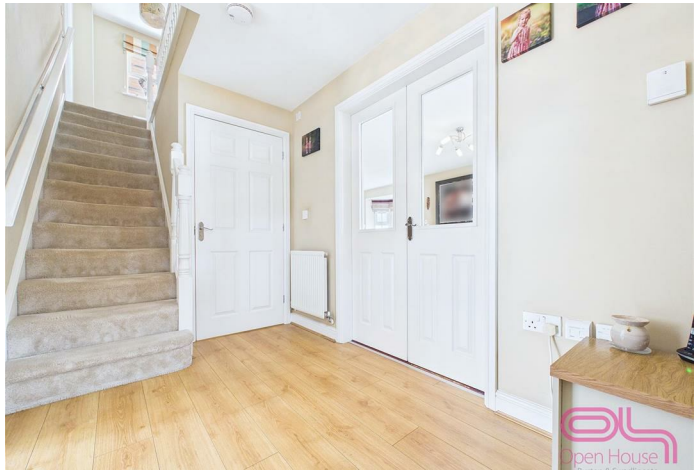
Galleried Landing
A light and characterful landing with a roof window, built-in storage and access to the two remaining bedrooms and shower room.

Bedroom Two













A particularly spacious double bedroom with fitted storage, additional eaves storage and natural light provided by both a traditional window and roof window. The sloping ceilings add character without detracting from the room's generous proportions.

Bedroom Five
Another double bedroom with fitted storage, useful eaves and loft access. This versatile room is currently arranged as an additional sitting room but would work equally well as a bedroom, home office or games room.

Shower Room
Conveniently serving the upper floor and fitted with a large shower enclosure, WC and pedestal wash basin, together with tiled walls and flooring.

Outside

Front
To the front is a courtyard-style garden helping to create an attractive approach to the property.

Garden
The south-facing garden has been designed for straightforward maintenance and offers several areas for relaxing, entertaining and family use. A generous paved patio sits immediately outside the dining kitchen, with a lawned area and raised decking providing further seating space. Established planting and a feature brick wall add interest and definition.

Garage & Parking
A double-width driveway provides off-road parking and leads to the detached double garage.

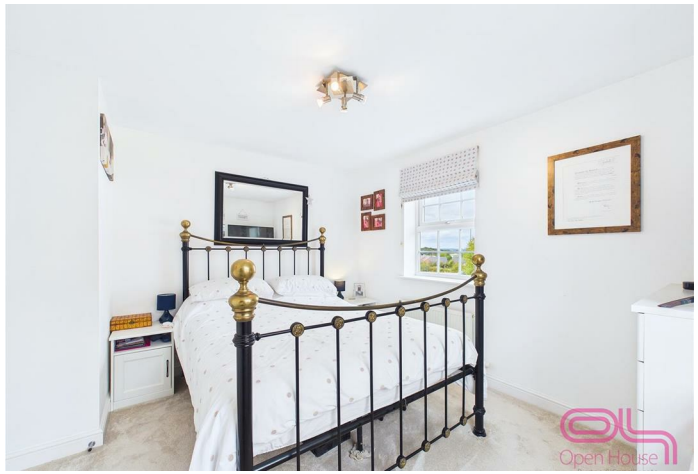
Additional Information
We wish to clarify that these particulars should not be relied upon as a statement or representation of fact and do not constitute any part of an offer or contract. Buyers should satisfy themselves through inspection or other means regarding the correctness of the statements contained herein.

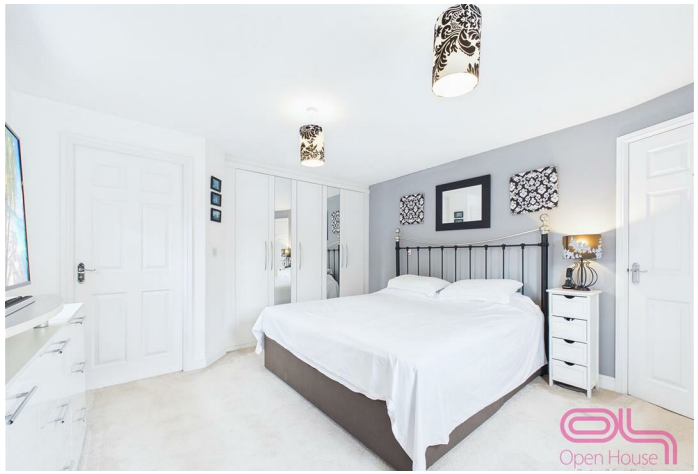
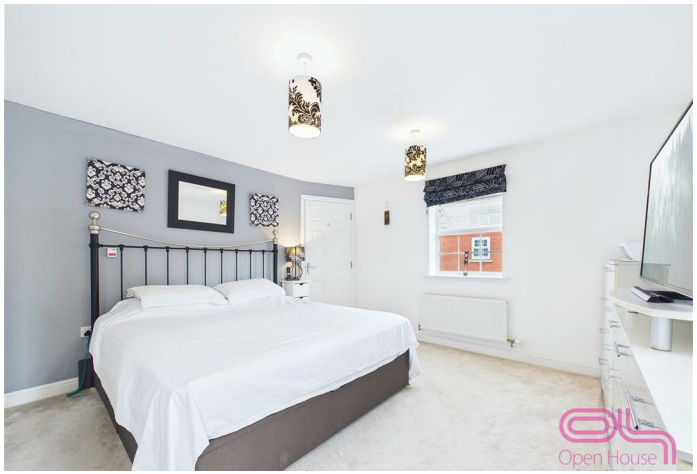
Please note that we have not tested or verified the condition of the services connected to the property, including mains gas, electricity, water or drainage systems. Similarly, we cannot confirm the working order or efficiency of any appliances, heating systems, or electrical installations that may be included in the sale. Prospective purchasers are therefore advised to carry out their own independent investigations and surveys before entering into a legally binding agreement.

Money Laundering Regulations 2003:
In accordance with the Money Laundering Regulations 2003, we are obligated to verify your identification before accepting any offers.

Floorplans:
We take pride in providing floorplans for all our property particulars, which serve as a guide to layout. Please note that all dimensions are approximate and should not be scaled.



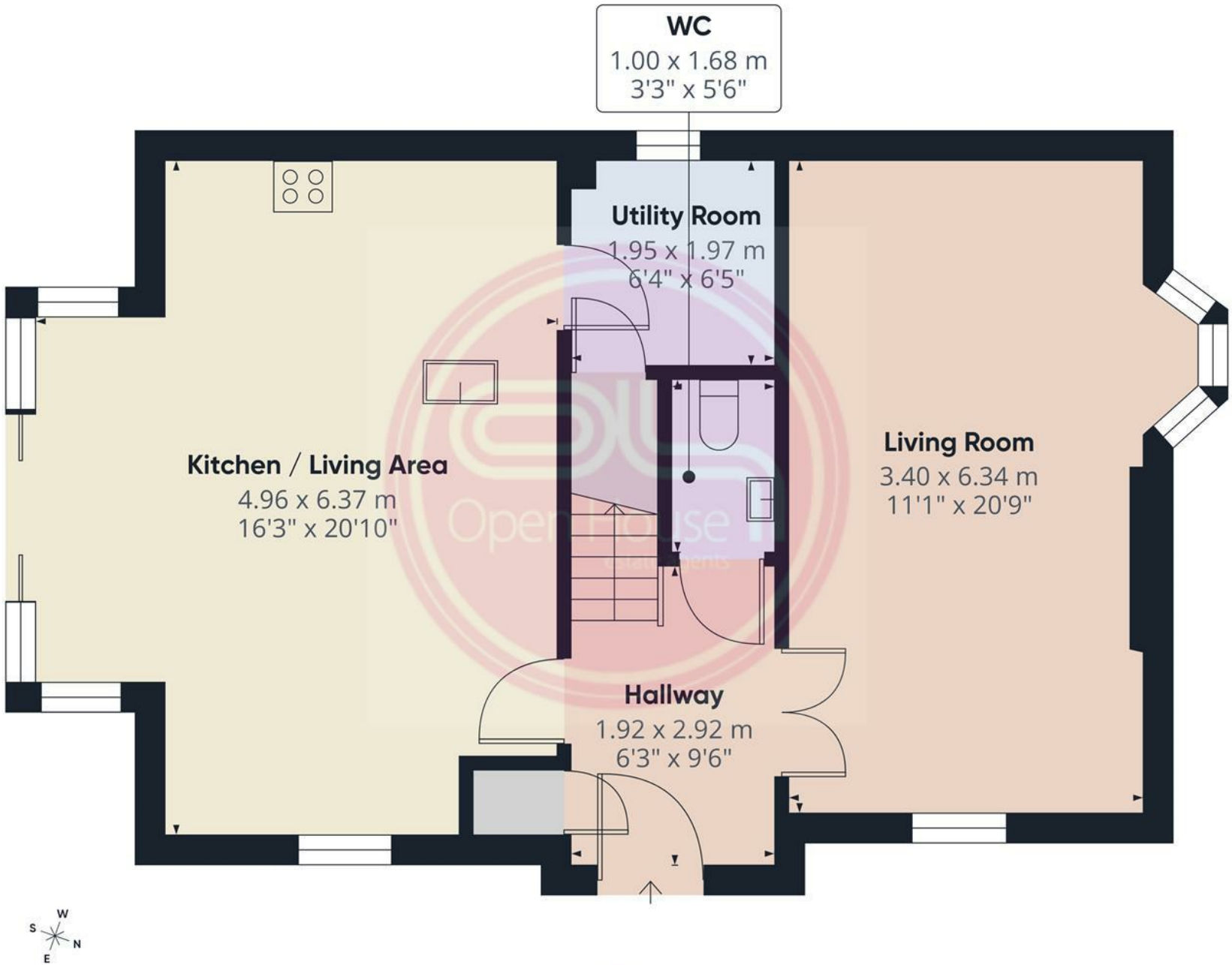










Floor 0

GLA[1]

70.98 m²

764.03 ft²

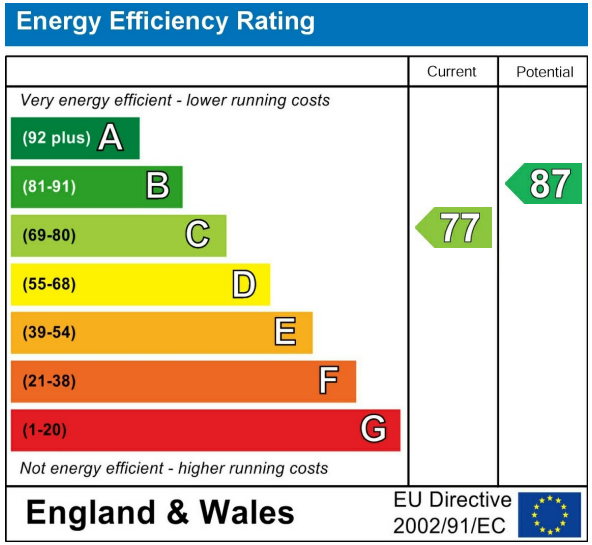
(1) Finished, above grade

Ext. wall thickness assumed: 15.24 cm/6 in

Calculations reference the ANSI-Z765 standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360

ENERGY PERFOMANCE CERTIFICATE



LOCAL AUTHORITY
South Derbyshire

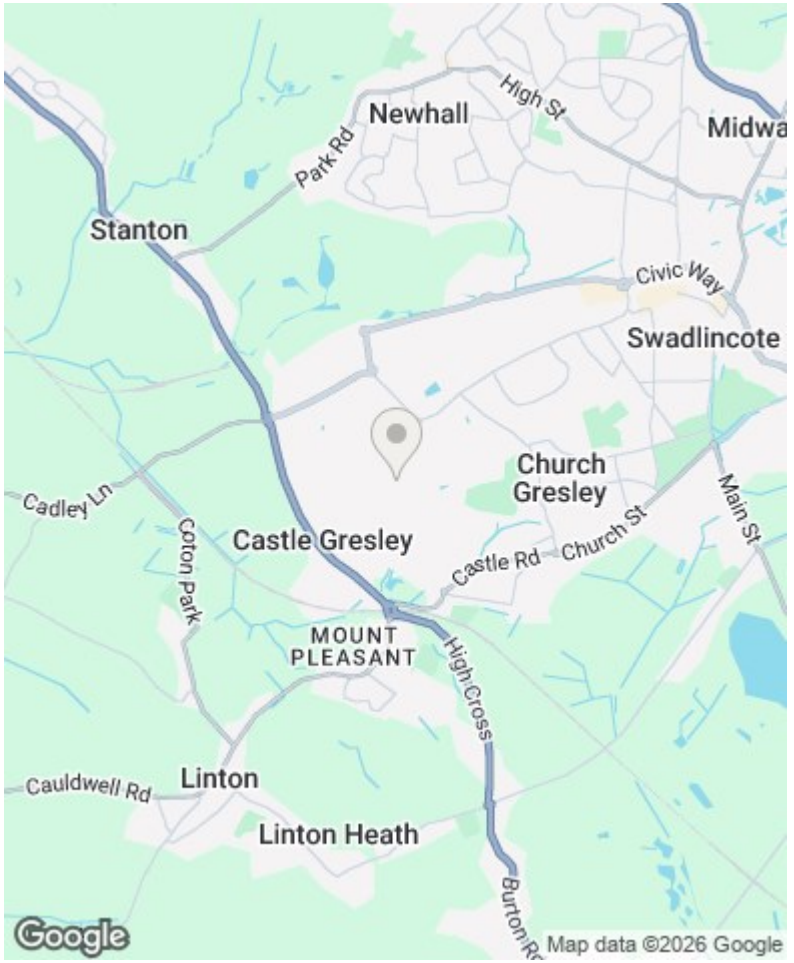
TENURE
Freehold

COUNCIL TAX BAND
E

VIEWINGS
By prior appointment only

PROPERTY SUMMARY

- Impressively Spacious Detached Family Home (1800sqft)
- Five Double Bedrooms Over Three Storeys
- Fitted Wardrobes To All Five Bedrooms
- Stylish Open-Plan Dining Kitchen
- Substantial Dual-Aspect Lounge
- Utility Room & Guest WC
- Family Bathroom & Additional Shower Room plus En-Suite to the Master
- South-Facing Garden
- Detached Double Garage & Driveway
- Immaculately Presented



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