



Ashford Way, Church Gresley,
Swadlincote, Derbyshire



£230,000



Key Features

- Semi Detached Home
- Three Bedrooms
- Well Presented Throughout
- Dining Kitchen
- Large Reception Room
- Guest Cloak Room
- EPC rating C
- Freehold





Newton Fallowell are pleased to be able to offer for sale this three bedroomed semi detached home on a desirable modern residential estate in Church Gresley. On brief the accommodation comprises: - entrance hall, dining kitchen, large lounge, guest cloak room and on the first floor a landing leads to the master bedroom with en-suite, two further bedrooms and family bathroom. Viewings are highly recommended.

Accommodation In Detail

Composite front door leading to:

Entrance Hall

having staircase rising to first floor, thermostat for central heating, two built-in storage cupboards, doorbell chime and wood effect laminate flooring.

Dining Kitchen 2.5m x 4.6m (8'2" x 15'1")

having range of base and wall mounted units, wood effect laminate working surface, four ring gas hob with extractor over, stainless steel splashback, integrated dishwasher, integrated fridge/freezer, mid height oven and microwave, stainless steel sink and drainer with chrome mixer tap, vinyl flooring, one central heating radiator and Upvc double glazed window to front elevation. Utility cupboard understairs with plumbing for washing machine.

Guest Cloak Room 0.96m x 1.8m (3'1" x 5'11")

having low level wc, space saving corner wash basin with chrome mixer tap, tiled splashback, consumer unit for electric, vinyl tile effect flooring, one central heating radiator and frosted Upvc double glazed window to front elevation.

Lounge Diner 4.65m x 3.24m (15'4" x 10'7")

having media points, wood effect vinyl flooring, one central heating radiator and Upvc double glazed sliding doors with Upvc double glazed side panels leading out to rear elevation.

On The First Floor

Landing

having access to loft space, carpet to floor, one central heating radiator and built-in storage cupboard having plumbing for dyer and gas fired combination boiler.

Master Bedroom 2.57m x 3.19m (8'5" x 10'6")

having built-in double wardrobes with glass sliding doors, carpet to floor, one central heating radiator and Upvc double glazed window to rear elevation.

En-Suite 2.57m x 1.12m (8'5" x 3'8")

having low level wc, pedestal wash basin with chrome mixer tap, walk-in shower cubicle with glass concertina door and chrome thermostatic shower, tiling to shower area, extractor fan, tile effect vinyl flooring and chrome heated towel radiator.

Bedroom Two 2.92m x 2.5m (9'7" x 8'2")

having carpet to floor, one central heating radiator and Upvc double glazed window to front elevation.

Bedroom Three 2.01m x 2.43m (6'7" x 8'0")

having wood effect laminate flooring, one central heating radiator and Upvc double glazed window to rear elevation.

Bathroom 2.02m x 1.83m (6'7" x 6'0")

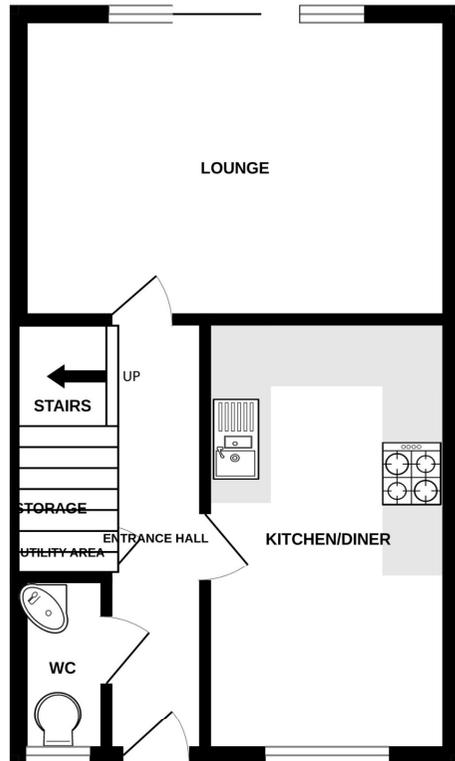
having low level wc, pedestal wash basin with chrome mixer tap, tiled splashback, bath with chrome fittings and glass shower screen together with chrome thermostatic shower, full tiling complement around bath, wood effect vinyl flooring, extractor fan, shaver point, chrome heated towel radiator and frosted Upvc double glazed window to front elevation.

Outside

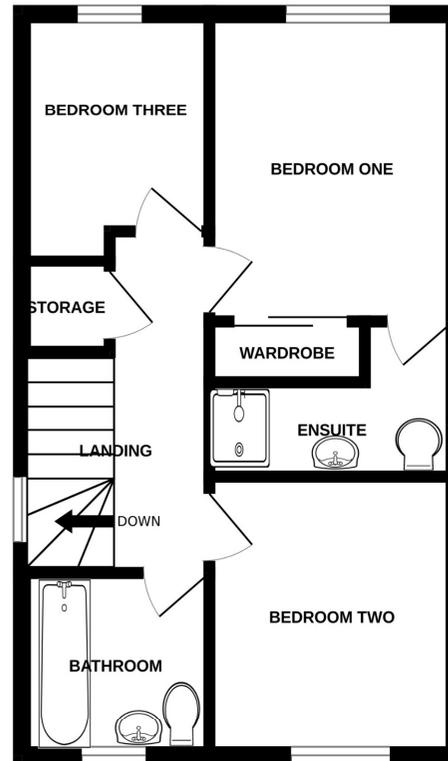
To the rear of the property is a fully enclosed garden with a good sized paved patio area which is ideal for entertaining, the rest of the garden is mainly laid to lawn with raised planters, space for garden shed and path leading to the driveway. To the front a paved path leads to the front door, there is a small lawned area, raised sleeper beds with LED lighting. To the side is a tarmac driveway providing parking for two vehicles.



GROUND FLOOR
344 sq.ft. (32.0 sq.m.) approx.

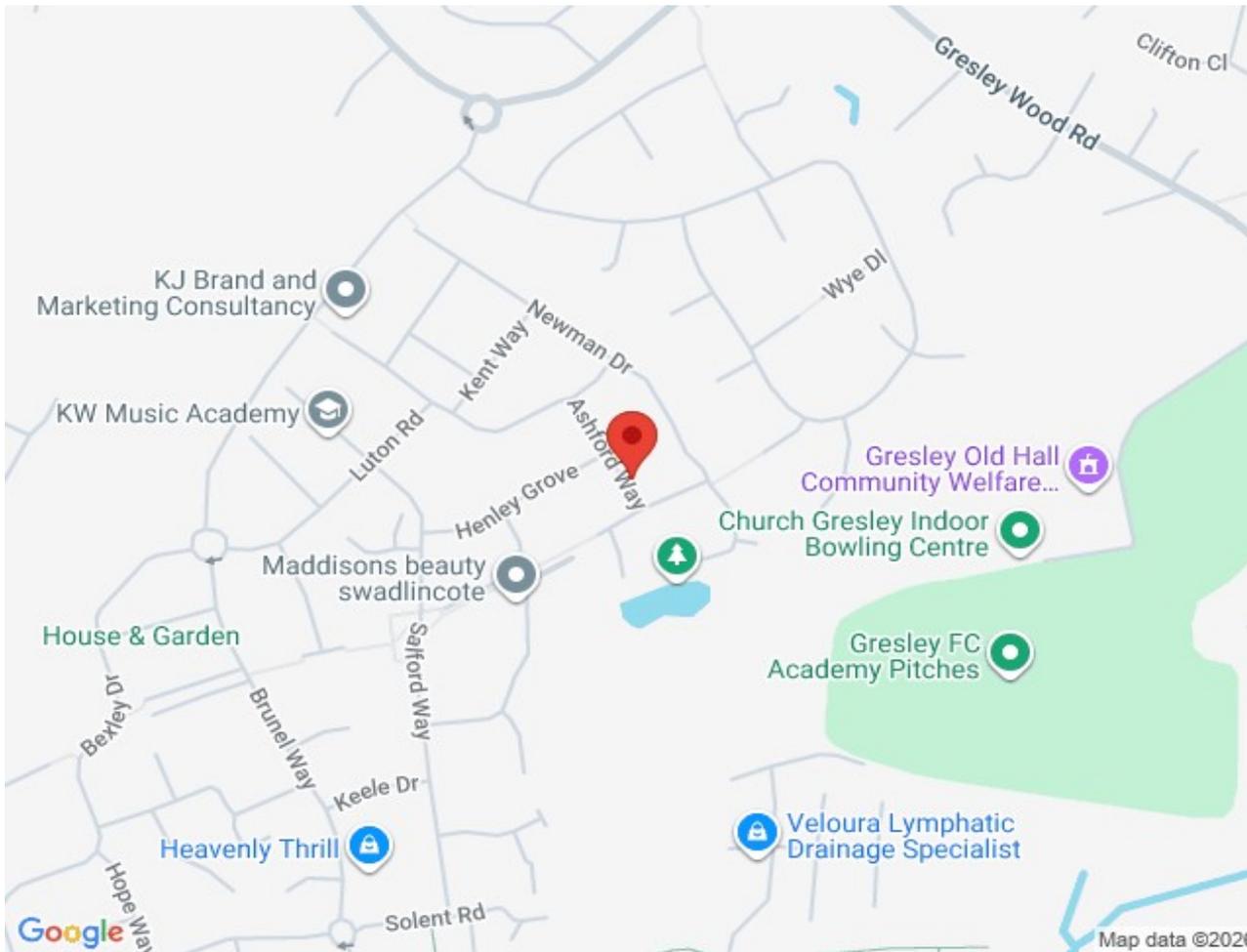


1ST FLOOR
344 sq.ft. (32.0 sq.m.) approx.



TOTAL FLOOR AREA : 689 sq.ft. (64.0 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) A		90
(81-91) B	78	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales		EU Directive 2002/91/EC
<small>WWW.EPC4U.COM</small>		

Services

All mains services are believed to be connected to the property.

Measurement

The approximate room sizes are quoted in metric. The imperial equivalent is included in brackets.

Tenure

Freehold - with vacant possession upon completion. Newton Fallowell recommend that purchasers satisfy themselves as to the tenure of the property and we would recommend that they consult a legal representative such as a Solicitor appointed in their purchase.

Note

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Anti-Money Laundering Regulations – Intending purchasers will be required to provide identification documents via our compliance provider, Coadjute, at a cost of £45 plus VAT per transaction. This will need to be actioned at the offer stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.

