



Henley Grove, Church Gresley,  
Swadlincote, Derbyshire



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£235,000



## Key Features

- Modern Cottage Style Home
- Three Bedrooms
- Well Presented Throughout
- Driveway & Detached Garage
- Superb Open Plan Dining Kitchen
- Viewing A Must To Fully Appreciate
- EPC rating B
- Freehold





Situated in this popular and convenient position, close to amenities and facilities, this well presented gas centrally heated and Upvc double glazed three bedroomed family home is worthy of an internal inspection in order to appreciate the accommodation on offer. In brief the accommodation comprises: - entrance hall, bay windowed front sitting room, large open plan dining kitchen, guest cloak room and on the first floor a landing leads to three well proportioned bedrooms and bathroom. Outside to the front is a small fore garden, to the rear is a pleasant enclosed easy to maintain garden and to the far extent of the garden a driveway provides parking and leads to a detached garage.

### Accommodation In Detail

#### Open Canopied Entrance

having solid entrance door with obscure double glazed visibility light and leading to:

#### Entrance Hall

having staircase rising to first floor, fitted smoke alarm and one central heating radiator.

#### Sitting Room

3.64m x 4.5m extending to 5.1m into bay - having Upvc double glazed bay window to front elevation, quality fitted LVT flooring, two central heating radiators, thermostatic control for central heating and double doors leading through to:

#### Open Plan Dining Kitchen 3.3m x 4.63m (10'10" x 15'2")

having an array of mocha coloured base and wall mounted units with complementary rolled edged working surfaces, range of integrated appliances including fridge/freezer, washer/dryer, double oven, four ring gas hob, extractor, microwave and dishwasher, stainless steel sink and draining unit, quality fitted LVT flooring, kickstrip heater, one central heating radiator, large full height store, Upvc double glazed window to rear elevation and Upvc double glazed French doors opening onto the rear garden.

#### Guest Cloak Room

having low level wc, wall mounted wash basin, one central heating radiator and fitted extractor vent.

### On The First Floor

#### Landing

having access to loft space, fitted smoke alarm and airing cupboard incorporating pressurised hot water cylinder.

#### Master Bedroom 2.8m x 4m (9'2" x 13'1")

having twin Upvc double glazed windows to rear elevation and one central heating radiator,

#### Bedroom Two

2.28m x 3m extending to 3.58m - having Upvc double glazed window to front elevation and one central heating radiator.

#### Bedroom Three 2.09m x 2.26m (6'11" x 7'5")

having Upvc double glazed window to front elevation, one central heating radiator and useful overstairs storage area.

#### Bathroom

having bathroom with white modern suite comprising panelled bath, pedestal wash basin, low level wc, shower enclosure with thermostatically controlled shower, half tiling complement to walls, full tiling to shower area, ceramic tiling to floor, one central heating radiator and fitted extractor.



### Outside

To the front is a small fore garden and to the rear is a pleasant garden screened well by timber fencing and walling. The garden is designed for ease of maintenance and features a flagged patio, pond and raised borders. A driveway to the rear provides ample parking and leads to a detached garage.

### 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.

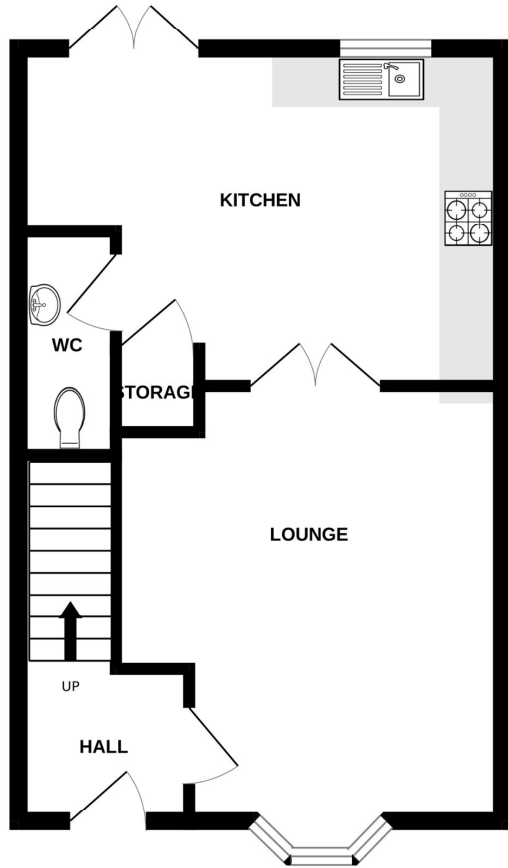
### Note

The services, systems and appliances listed in this specification have not been tested by Newton Fallowell and no guarantee as to their operating ability or their efficiency can be given. 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.





GROUND FLOOR



1ST FLOOR

