



Old Hall Gardens, Church Gresley,
Swadlincote, DE11 9PA

Asking Price £220,000



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A well-positioned two-bedroom detached bungalow located on Old Hall Gardens, Church Gresley, offering spacious and practical single-storey accommodation, driveway parking, a garage, and a pleasant enclosed rear garden. The property is well presented in key areas, including a stylish modern shower room and living room, while still offering scope for a buyer to add their own finishing touches to the décor in the master bedroom.

The layout includes an entrance hallway, a generous living room with space for both seating and dining, a kitchen/breakfast room, two bedrooms, a modern shower room, and a useful sunroom/conservatory overlooking the garden. Externally, the property benefits from driveway parking to the front, a garage, and a private rear garden with lawn, patio seating areas and mature planting.

Location

Old Hall Gardens is situated in Church Gresley, a well-regarded residential area within easy reach of Swadlincote town centre, local shops, schools, bus routes and everyday amenities. The location is also well placed for access to the National Forest, local countryside walks, Maurice Lea Memorial Park, and commuter routes towards Burton upon Trent, Ashby-de-la-Zouch and the A444.

Entrance Hallway

The property is entered through a front door into a welcoming hallway, providing access to the main accommodation. There is space for coats and shoes, with doors leading off to the living room, kitchen,



bathroom and bedrooms.

Living Room

A spacious and bright main reception room with a large front-facing window allowing plenty of natural light. The room offers excellent flexibility, with space for both a comfortable seating area and dining furniture. French doors open through to the sunroom, creating a natural flow through the home and towards the garden.

Kitchen/Breakfast Room

The kitchen is fitted with a range of wall and base units, work surfaces, sink and drainer, integrated oven, hob and extractor, along with space for further appliances. There is also room for a breakfast bar or small dining setup, making this a practical everyday space.

Bedroom One

A well-proportioned double bedroom with a front-facing window and built-in wardrobe/storage. This room offers good space and would benefit from some cosmetic finishing, giving buyers the opportunity to decorate to their own taste.

Bedroom Two

A second bedroom, also suitable as a double, guest room, dressing room or home office depending on the buyer's needs. The room includes built-in storage and enjoys a light, neutral finish.

Shower Room

A stylish modern shower room fitted with a large walk-in shower enclosure, WC, wash hand basin with vanity storage, contemporary tiling, black framed shower screen, black fittings, and a heated towel rail.

Sunroom

A useful additional space positioned to the rear of the

property, enjoying views over and access to the garden. This room provides an ideal spot for boots, plants, seating or simply as a bright transition space between the living room and outside.

Outside

To the front, the property has a low-maintenance gravelled driveway providing off-road parking, with access to the garage. There is also a pathway leading to the front entrance.

The rear garden is enclosed and offers a pleasant mix of lawn, paved patio seating areas, mature shrubs and planted borders. There is space for outdoor seating and entertaining, with access around the side of the property and into the sunroom.

Garage

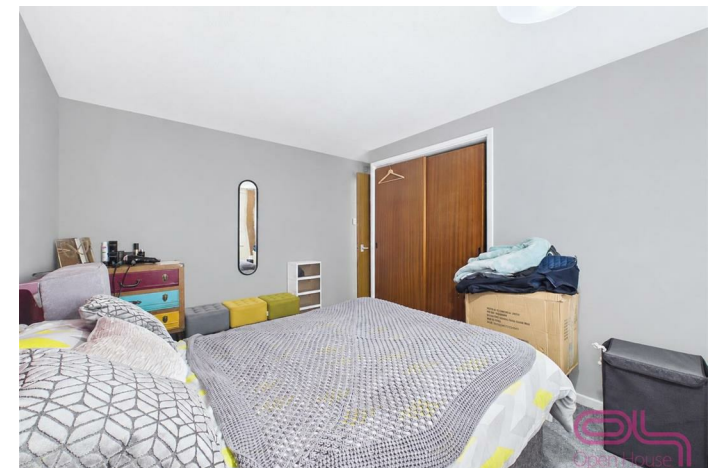
The property benefits from a garage, ideal for parking, storage or workshop use.

Additional Information

We wish to clarify that we have not tested any appliances, fixtures, fittings, heating systems or services and cannot verify that they are in working order or fit for purpose. Any prospective purchaser is advised to obtain verification from their solicitor or surveyor.

Money Laundering Regulations 2003: Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.

The floorplan is for illustrative purposes only and is not

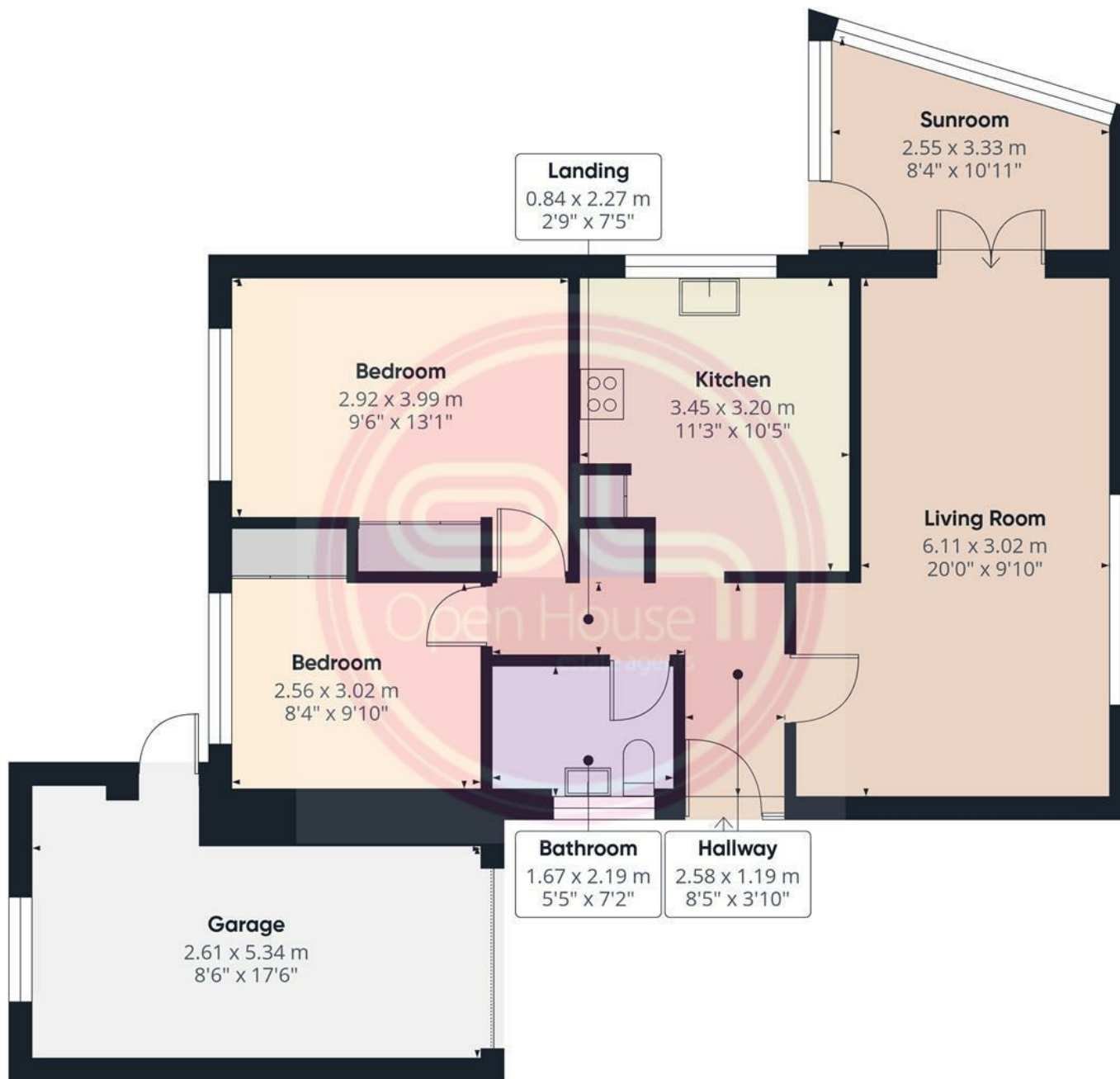




to scale. All measurements, walls, doors, windows, fittings and their sizes and locations are approximate and should not be relied upon for any purpose.







GLA⁽¹⁾

77.16 m²

830.57 ft²

Unfinished⁽²⁾

16.41 m²

176.64 ft²

(1) Finished, above grade

(2) Not suitable for year-round living
(incl. garage, balcony, deck)

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 PERFORMANCE CERTIFICATE

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A	63	82
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC
		

LOCAL AUTHORITY

South Derbyshire

TENURE

Freehold

COUNCIL TAX BAND

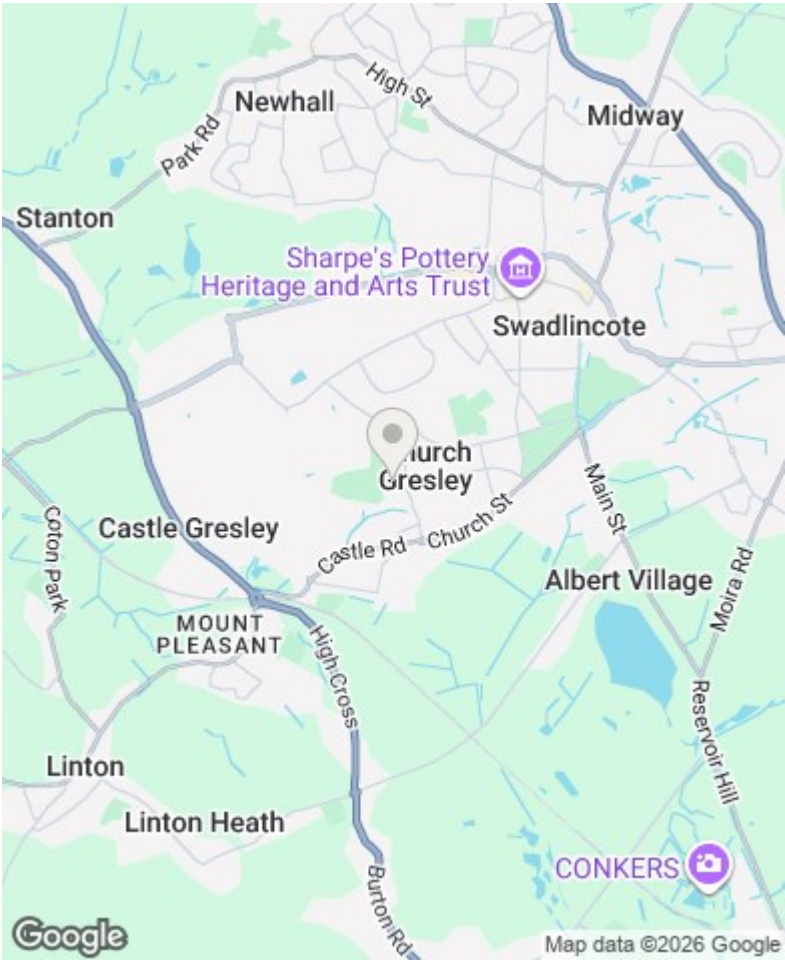
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VIEWINGS

By prior appointment only

PROPERTY SUMMARY

- Detached bungalow in a popular Church Gresley location
- Two bedrooms
- Spacious living room / Diner
- Kitchen/breakfast room
- Modern refitted shower room
- Useful sunroom/conservatory
- Driveway parking
- Garage
- Well-kept enclosed rear garden



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