



Edinburgh Road
Church Gresley Swadlincote

burchell
edwards

Edinburgh Road Church Gresley Swadlincote DE11 9GD

for sale offers over
£280,000



Property Description

Burchell Edwards are delighted to bring to market this exceptionally well-finished and sizeable 3 bedroom Detached family home, situated on a lovely road in the Church Gresley area. The property welcomes you with a beautiful, well maintained front lawn along with a garage and driveway to the side of the property, providing off road parking. Internally, the property has been finished to a modernised standard throughout and offers a ground floor consisting of: a gorgeous living room, a wonderful dining room, a spacious kitchen as well as an additional W/C. On the first floor of the property you are greeted to a spacious landing which provides access to the loft space as well as the properties 3 good sized bedrooms and family bathroom. The master bedroom in particular, is a real stand out with its own personal en suite and built in wardrobes making it the ultimate room. Externally, the rear garden provides a truly peaceful setting which can be thoroughly enjoyed in the warmer months. With a patio slabbed seating area and a generous sized lawn patch, the garden presents a perfect relaxation area which offers a great deal of privacy due to no overlooking houses. Viewing of this lovely property is essential.

Downstairs W/C

Marble flooring, pendant light, low level flush W/C, hand wash basin

Living Room

Wooden flooring, pendant light x 2, central heating radiator, log burner, window to front elevation, patio doors leading to rear garden

Dining Room

Wooden flooring, central heating radiator, pendant light, window to front elevation x 2

Kitchen

Marble flooring, cupboards over counters, integrated oven and hobs, resin sink and drainer, plumbing for washing machine, window to rear elevation, pendant light,

pantry/storage cupboard, door to rear garden

Bedroom One

Wooden floor, pendant light, central heating radiator, window to front elevation, built in wardrobes, personal en suite

En-Suite

Tiled floor, pendant light, window to front elevation, central heating radiator, low level flush W/C, hand wash basin, shower.

Bedroom Two

Wooden floor, pendant light, central heating radiator, window to front elevation, built in wardrobe with 3 sliding doors, additional double door storage cupboard, loft access

Bedroom Three

Wooden floor, pendant light, central heating radiator, window to rear elevation

Family Bathroom

Tiled flooring, pendant light, low level flush W/C, hand wash basin, central heating radiator, Bath, window to rear elevation

Front Garden

Large lawn area, gravel border, driveway providing off road parking and garage

Rear Garden

Enclosed rear garden, patio slab seating area, large lawn area, gate leading to front of property, door leading to garage.









Ground Floor



First Floor

Total floor area 105.4 m² (1,135 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io



To view this property please contact Burchell Edwards on

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 BURTON-ON-TRENT DE14 1AN

EPC Rating: C Council Tax
 Band: D

Tenure: Freehold

view this property online burchelledwards.co.uk/Property/BUT211154



1. MONEY LAUNDERING REGULATIONS 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. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

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