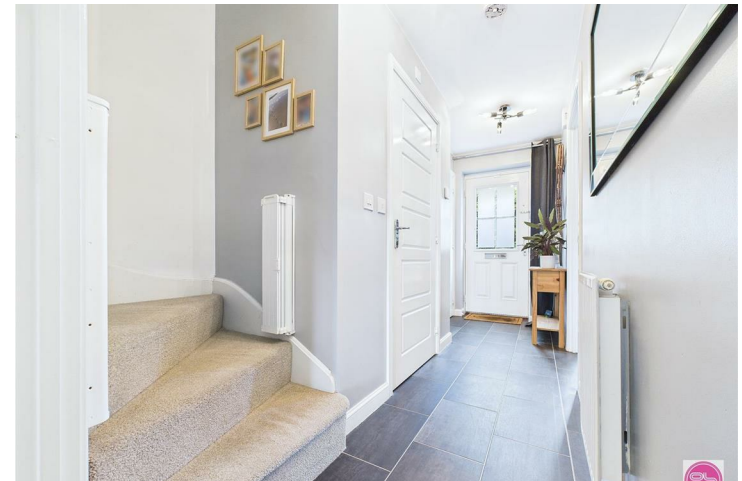


Hope Way, Church Gresley, Swadlincote,
DE11 9BL

£250,000



**Hope Way, Church Gresley,
Swadlincote, DE11 9BL
£250,000**

Located in a well-regarded modern development in Church Gresley, this beautifully presented three-storey home offers spacious accommodation ideal for families and professionals alike. With three double bedrooms, two bathrooms, a bright first-floor lounge and a superb open-plan kitchen/living area overlooking the garden, the property offers excellent versatility. The landscaped garden, detached garage and driveway parking further enhance this impressive home.

Full Description

Ground Floor

Hallway – 4.03m x 1.02m (13'2" x 3'4")

A welcoming entrance hallway with tiled flooring, modern décor and stairs leading to the first floor. Space for console furniture and coat storage. Doors to the snug, WC and kitchen/living area.

Snug – 2.75m x 1.84m (9'0" x 6'0")

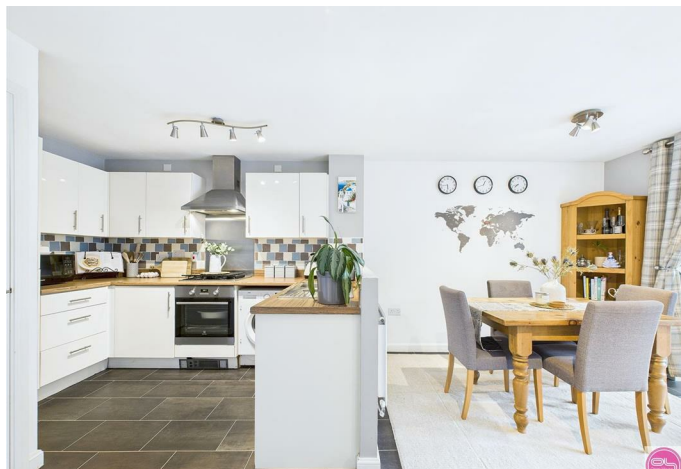
A flexible front-facing room currently used as a music room. Ideal as a home office, playroom or hobby space. Bright and neutrally decorated with a window overlooking the front elevation.

WC – 1.62m x 0.84m (5'3" x 2'9")

Comprising a pedestal wash basin, WC, tiled splashback, radiator and extractor fan.

Kitchen / Living Area – 7.15m x 3.91m (23'5" x 12'9")

A fantastic open-plan space spanning the width of the property, perfect for modern living and entertaining.
Kitchen Area:



Fitted with gloss wall and base units, integrated fridge freezer, dishwasher, oven and hob with stainless steel extractor, sink/drainer, and ample work surface space finished with tiled splashbacks.

Living/Dining Area:

Generous space for dining and seating, with French doors opening directly onto the rear patio.

First Floor

Landing – 2.66m x 1.08m (8'8" x 3'6")

Spacious first-floor landing with access to the lounge, and master bedroom with en-suite. Stairs rising to the second floor.

Living Room – 3.08m x 3.89m (10'1" x 12'9")

A beautifully presented first-floor lounge offering an additional living space separate from the ground floor. Dual rear-facing windows onto the front elevation deliver excellent light and a relaxing feel.

Master Bedroom – 3.03m x 3.90m (9'11" x 12'9")

A good double bedroom overlooking the rear garden, spacious with fitted wardrobes and access to the:

En-Suite – 2.12m x 1.53m (6'11" x 5'0")

Well-appointed en-suite featuring a large enclosed shower, pedestal basin and WC. Neutral tiling, extractor and side-facing window.

Second Floor

Landing – 1.78m x 1.03m (5'9" x 3'4")

Small landing serving the two top-floor bedrooms and the family bathroom, as well as loft access above.

Bedroom – 3.48m x 3.32m (11'5" x 10'10")

A superb bedroom with fitted wardrobes, excellent

natural light from the window and Velux, and ample room for furniture.

Bedroom – 1.96m x 3.90m (6'5" x 12'9")

A generous double bedroom with Velux window and eaves storage. Perfect as a bedroom or a large home office with desk space, as currently used.

Bathroom – 1.95m x 1.80m (6'4" x 5'10")

Modern three-piece suite including bath with mixer tap, pedestal basin and WC. Finished with neutral tiling and a frosted window for privacy.

Outside

To the front there is a decorative stones area, separating the home from the main driveway out front. The property is notably tucked away from the main road.

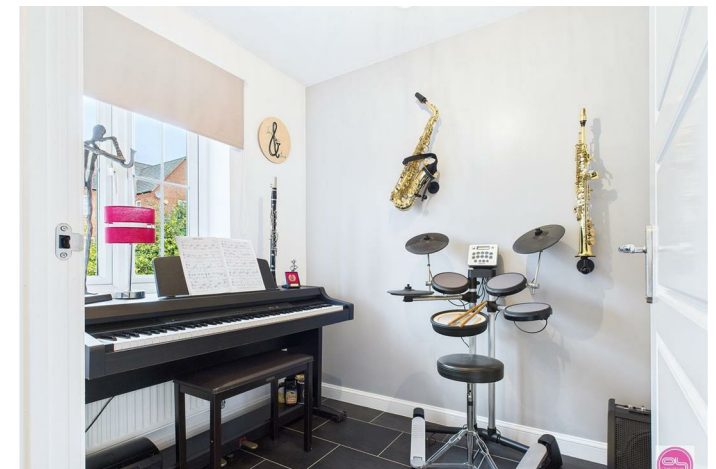
To the side of the home is the detached garage (5.34m x 2.67m / 17'6" x 8'9") with power and lighting, plus an allocated driveway parking space directly in front.

The rear garden has been landscaped for low maintenance and maximum usability, offering an outside power source, large patio area for outdoor dining, a raised seating section and a lawn enclosed by modern fencing.

Additional Information

- Tenure: Freehold
- Council Tax Band: C
- EPC Rating: C
- Local Authority Area: South Derbyshire

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.



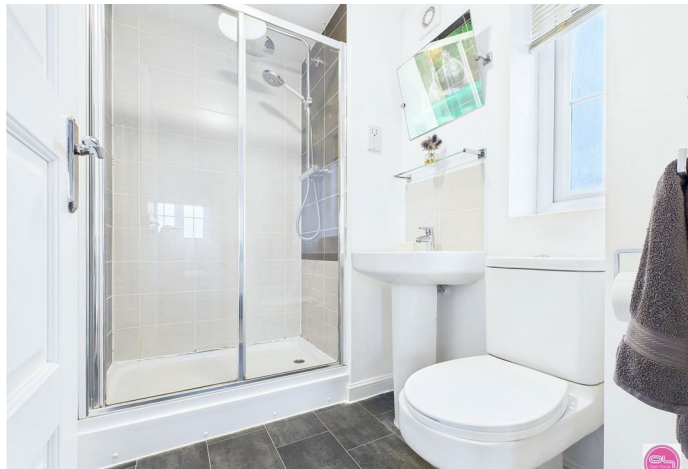
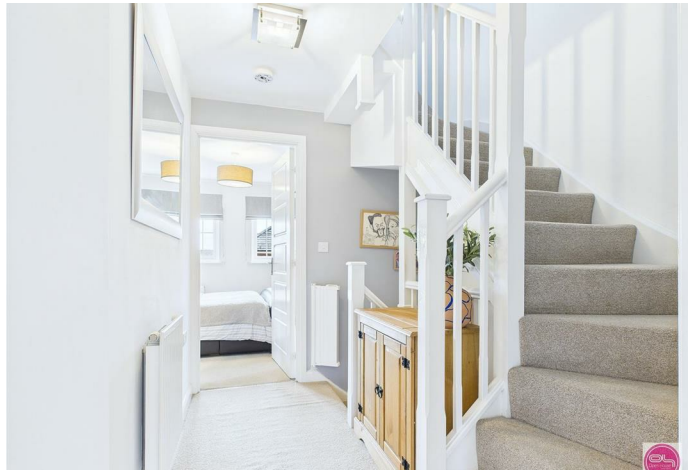
Money Laundering Regulations 2003:

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.

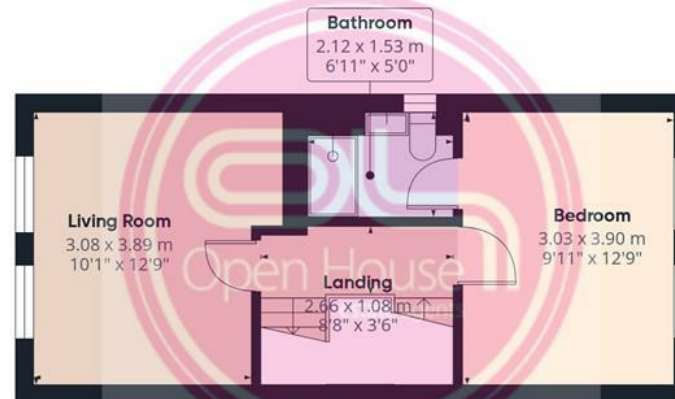








Floor 0 Building 1



Floor 1 Building 1



Floor 2 Building 1



Floor 0 Building 2

Main building GLA⁽¹⁾

105.92 m²

1140.07 ft²

Main building total

105.92 m²

1140.07 ft²

(1) Finished, above grade

Ext. wall thickness assumed: 15.24 cm/6 in

Reduced headroom


Below 1.5 m/5 ft

Areas with headroom below 1.52 m/5 ft are excluded

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		
(81-91) B		
(69-80) C	78	82
(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

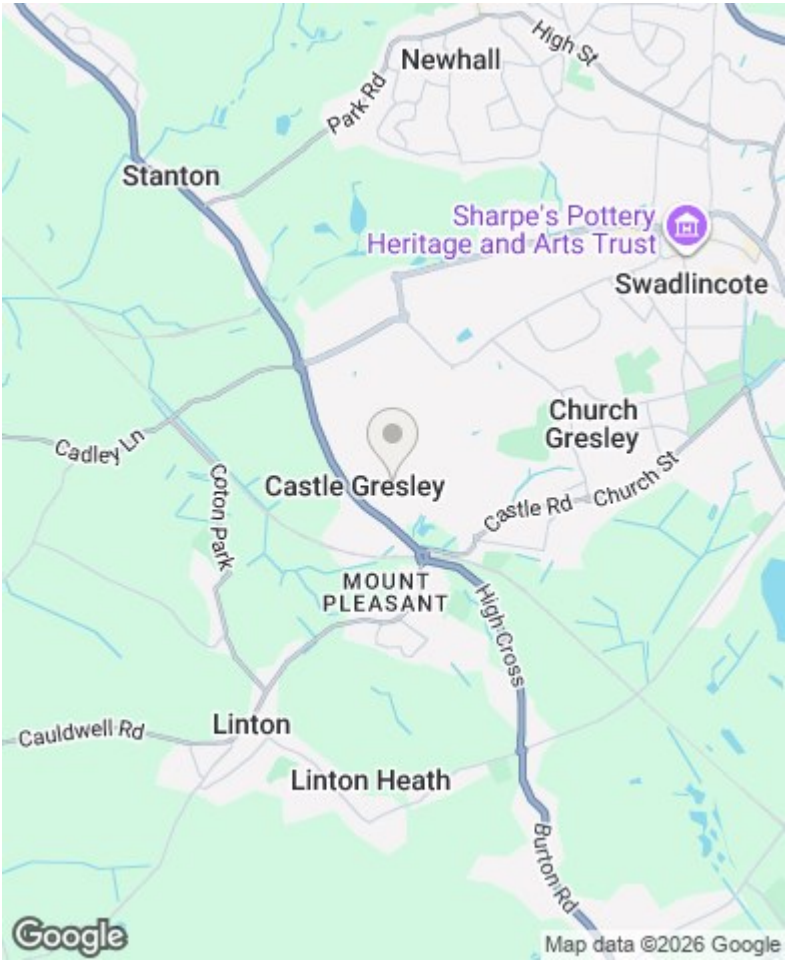
C

VIEWINGS

By prior appointment only

PROPERTY SUMMARY

- Modern three-storey semi-detached home in a quiet, popular cul-de-sac
- Spacious open-plan kitchen, dining and living area with French doors to the garden
- Versatile snug/home music room or office on the ground floor
- Three generous double bedrooms arranged across the upper floors
- Two well-presented bathrooms including a large en-suite to the master bedroom
- Bright first-floor lounge with dual windows providing excellent natural light
- Landscaped rear garden with large patio, raised seating areas and lawn
- Detached garage with power and lighting plus driveway parking
- Contemporary décor throughout with fitted cabinetry
- Close to schools, woodland walks, National Forest routes and commuter links



2 James Street, Midway, Swadlincote, DE11 7NE

Tel: (01283) 240632

Email: BurtonSwad@localagent.co.uk

www.openhouselocal.co.uk