



Rockcliffe Close, Church Gresley, Swadlincote, DE11 9FD

Nicholas  
Humphreys

£235,000

Modern detached family home located on the popular Rockcliffe Close in Church Gresley, offering versatile accommodation throughout.

Comprising reception hallway and guest cloakroom, front reception room, open-plan kitchen diner with built-in oven & hob, converted garage providing additional living space.

To the first floor, three bedrooms and family bathroom. With driveway parking and a low-maintenance rear garden, the property is well positioned for Swadlincote town centre and the A444/A511 commuter routes. Viewing strictly by appointment only.



## The Accommodation

A modern detached family residence situated within the popular residential location of Rockcliffe Close in the heart of Church Gresley. Offering versatile accommodation throughout, the property has previously been utilised as a multi-room let and now presents an excellent opportunity for a family purchaser or investor alike.

The home opens with a welcoming reception hallway providing access to a ground floor guest cloakroom. Positioned to the front elevation is a reception room with window overlooking the front aspect, offering flexible use as a lounge.

Across the rear of the property is an open-plan kitchen diner, fitted with a range of base cupboards and drawers with matching eye-level wall units, incorporating a built-in oven with four-ring gas hob and extractor hood above. There are freestanding appliance spaces for a washing machine and fridge freezer, along with a wall-mounted gas central heating boiler. A uPVC double-glazed window and door provide views and access to the rear garden, while an internal door leads through to the original converted garage.

The converted garage offers an additional reception room, with uPVC double-glazed window to the front aspect and a door leading out onto the rear garden, creating further versatile living space ideal for a dining room, home office or second lounge.

To the first floor, a spacious landing gives access to three well-proportioned bedrooms and a fitted family bathroom. The bathroom comprises a three-piece white suite including WC, hand wash basin and panel bath, with a window to the rear elevation. The property benefits from gas central heating.

Externally, the property enjoys a front driveway providing off-road parking alongside a front garden area. The rear garden has been designed for low maintenance, with an extensive gravelled area and raised decking, ideal for outdoor seating and entertaining.

Conveniently positioned within walking distance of a local village shop and within easy reach of Swadlincote town centre, the property also offers excellent access to the A444 and A511 commuter routes connecting Burton-on-Trent and Ashby-de-la-Zouch. All viewings are strictly by appointment only.

## Hallway

## Guest Cloakroom

## Lounge/ Room 1

4.83m x 2.51m (15'10 x 8'3)

## Kitchen Diner

4.42m x 2.51m (14'6 x 8'3)

## Dining Room/ Room 2

5.21m x 2.34m (17'1 x 7'8)

## First Floor Landing

## Main Bedroom (Room 3)

3.28m x 2.59m (10'9 x 8'6)

## Bedroom Two (Room 4)

4.06m x 1.88m (13'4 x 6'2)

## Bedroom Three (Room 5)

3.15m max x 2.41m max (10'4 max x 7'11 max)

## Bathroom

1.85m x 1.70m (6'1 x 5'7)

## Rear Garden & Driveway

The home is currently tenanted therefore this can cause a delay to the sale and purchase process.

Property construction: Standard

Parking: Drive

Electricity supply: Mains

Water supply: Mains

Sewerage: Mains

Heating: Mains Gas

Council Tax Band: C

Local Authority: South Derbyshire Council

Broadband type: TBC - See Ofcom link for speed: <https://checker.ofcom.org.uk/> Mobile signal/coverage: See Ofcom link <https://checker.ofcom.org.uk/>

Useful Websites: [www.gov.uk/government/organisations/environment-agency](http://www.gov.uk/government/organisations/environment-agency)

An on-site management fee may apply to all modern or new developments.

Anti-Money Laundering (AML) Requirements

In line with the Money Laundering Regulations 2017, all purchasers and, where applicable, cash donors are required to complete AML identity and source-of-funds checks once an offer is accepted. These checks are carried out via "Thirdfort" and do not affect your credit rating. A non-refundable compliance fee of £36.00 including VAT applies per person (with an additional fee of £36.00 per individual/ cash donor). Full details are set out in our PDF brochure.

Please ensure you have viewed the agent's full PDF branded brochure for full information, selective licence areas and charges regarding the proposed purchase of the property and not rely on third party website information supplied before actioning the purchase process.

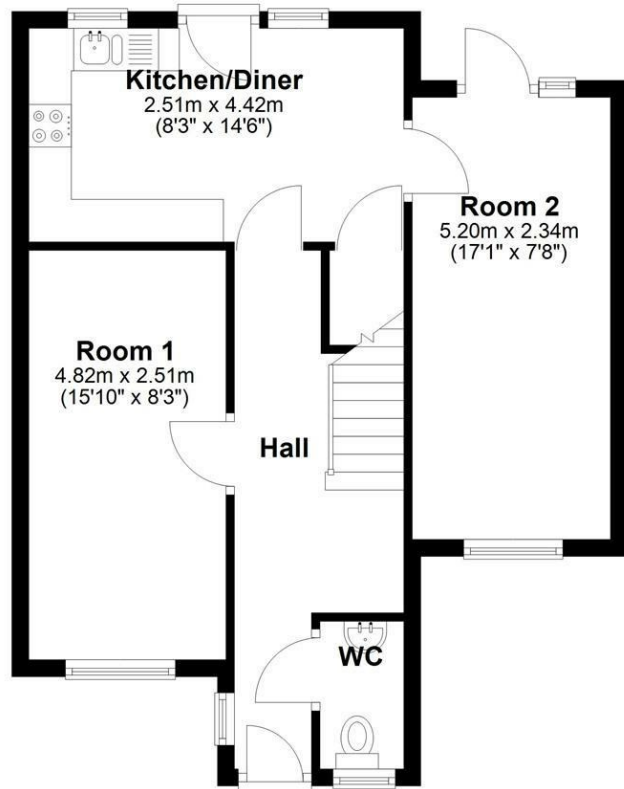
The property information provided by Nicholas Humphrey Estate Agents is based on enquiries made of the vendor and from information available in the public domain. If there is any point on which you require further clarification, please contact the office and we will be pleased to check the information for you. Please note if your enquiry is of a legal or structural nature, we advise you to seek advice from a qualified professional in their relevant field. Draft details awaiting vendor approval and subject to change



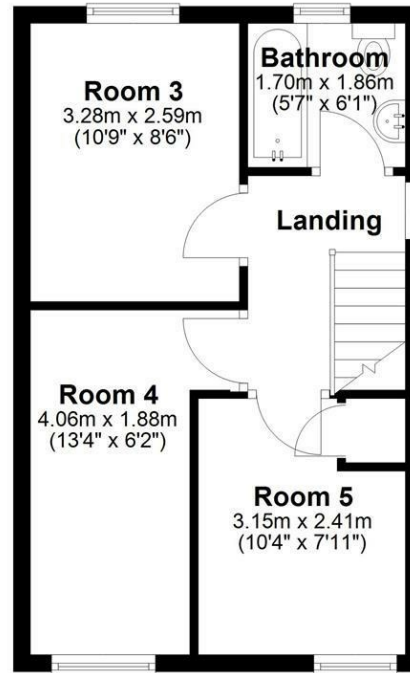




### Ground Floor



### First Floor



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### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>83</b>
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>62</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

This Brochure consists of 8 pages, please ensure you have read all pages before your proposed purchase.

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Where there is more than one purchaser and/or cash donors, an additional fee of £36.00 including VAT per additional person will be required. The compliance fee is non-refundable, as the checks are undertaken immediately upon instruction and the associated costs are incurred regardless of whether the transaction proceeds to completion. This applies whether the sale or purchase falls through due to the actions of the purchaser, the vendor, or for any other reason.

**Services.** If & where stated in the details main's water, gas and electricity are understood to be available to the property, none of these have been tested or investigated for connection, nor any of the appliances attached thereto, have been tested by Nicholas Humphreys, who gives no warranties as to their condition or working order.

**Floor Plans.** To be used as an illustrative purpose only and while reasonable efforts have been made to ensure its accuracy, it is not to scale and measurements should not be relied upon. The company displays the floor plan as a general indication of layout and it does not form any part of any contract or warranty and provides an approximate guide to layout.

**Survey.** We advise all buyers to undertake their own investigations into the condition of the property and surroundings by an independent survey. We the Agent do not conduct a survey of the property and cannot advise on structural defects or materials used. Independent advice is required before exchange and completion.

**Agent Note.** Whilst every care has been taken in preparation of these details, they are for guidance purpose only. All measurements are approximate, and whilst every care has been taken for accuracy, their accuracy should not be relied upon. Buyers are advised to recheck measurements and inspect the property before exchange of contracts to confirm they are satisfied with the condition of the property and surroundings before completion of the purchase. New development sites are increasingly implementing an on-site annual management charge, all sale of property could be subject to this charge, to be verified & confirmed by your acting solicitor/ conveyancer before exchange of contracts.

**Selective Licence Areas.** The Council's Selective Licensing Scheme requires all landlords who privately rent out properties within the designated areas to obtain a licence from the council. Within Burton on Trent the following streets have been designated: Blackpool Street, Branston Road, Broadway Street, Goodman Street, King Street, Queen Street, Shobnall Street, Uxbridge Street & Waterloo Street. A license fee for application will be payable and work to the home maybe required. Full information: <https://www.eaststaffsbc.gov.uk/housing-and-property/landlords/selective-licensing-scheme>

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