



Gresley Wood Road, Church Gresley,
Swadlincote



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£375,000



Key Features

- Impressive Individual Family Home
- Heavily Extended To Rear
- Excellent & Well Regarded Location
- Three Double Bedrooms
- Gas Fired Central Heating & Double Glazing
- Extensive Driveway & Large Garage
- EPC rating D
- Freehold





Situated upon the ever popular Gresley Wood Road this individual heavily extended detached dormer bungalow residence provides a wealth of spacious well equipped family living accommodation which must be viewed in order to appreciate the accommodation on offer. In brief the accommodation comprises: - large entrance hall, impressive front sitting room opening through into a large dining room, split level kitchen, garden/sun room, two impressive ground floor bedrooms with the largest bedroom having a dressing area and ensuite off. On the first floor a landing leads to a large bedroom with walk-in dressing room/store and a family bathroom. Outside the property is well set back from the road, the driveway leads to the garage and there is an impressive rear garden.

Accommodation In Detail

Composite half obscure double glazed entrance door leading to:

Entrance Hall 7.1m x 1.43m (23'4" x 4'8")

having staircase rising to first floor, fitted wall light points, one central heating radiator, coving to ceiling and fitted smoke alarm.

Guest Cloak Room

having lagged hot water cylinder, fitted coat hooks and access to loft space.

Front Sitting Room

having feature rustic red brick fireplace with tiled hearth and inset living flame gas fire, coving to ceiling, semi circular Upvc leaded double glazed bay window to front elevation, one double central heating radiator and opening leading through to:

Dining Room

having Upvc leaded double glazed window to side elevation, one double central heating radiator, coving to ceiling and archway leading through to:

Rear Lobby 3.4m x 1.14m (11'2" x 3'8")

having obscure Upvc half double glazed door to side elevation, ceramic tiling to floor, beamed ceiling and access to useful understairs storage cupboard.

Breakfast Kitchen 4.2m x 3.18m (13'10" x 10'5")

having a good range of oak fronted base and wall mounted units with complementary rolled edged working surfaces, polycarbonate sink and drainer, heavily beamed ceiling, one central heating radiator, fitted Baxi Solo condensing gas fired central heating boiler, Upvc double glazed tilt and turn window to side elevation and half obscure double glazed door with adjacent light leading through to:

Fabulous Garden Room 2.18m x 7.15m (7'2" x 23'6")

having vaulted ceiling with exposed beams and tri-polycarbonate panels to roof, Upvc double glazed lights throughout with top openers, Valor gas wall heater, plumbing for washing machine, wall light points, half double glazed door to side elevation, sliding Upvc double glazed patio doors leading out to the rear garden.

Split Level Bedroom

having coving to ceiling, one double central heating radiator, Upvc double glazed tilt and turn window to rear elevation, sliding Upvc double glazed patio doors to rear, range of built-in wardrobes and drawers together with display niches.

Shower Room

having shower enclosure with thermostatically controlled shower, vanity wash basin with cupboards under, low level wc, half tiling complement to walls, coving to ceiling and obscure Upvc double glazed tilt and turn window to side elevation.

Bedroom Two

having Upvc leaded double glazed semi circular bay window to front elevation, built-in wardrobes and drawers.

On The First Floor

Landing

leading to:



Bedroom Three 2.9m x 5.23m (9'6" x 17'2")

having Upvc double glazed window to rear elevation, one double central heating radiator and a range of built-in cupboards, drawers, wardrobes and knee-hole dressing table.

Bathroom 2.65m x 2.08m (8'8" x 6'10")

having double glazed rooflight, three piece cream suite comprising panelled bath, pedestal wash basin, low level wc, one central heating radiator and extensive tiling complement.

Outside

A sweeping tarmac driveway, set behind a dwarf wall and mature fore garden, leads to excellent parking facilities to front, side and rear. There is a pleasant mature rear garden offering excellent privacy, beyond which lies a large detached garage. There is external sensor flood lighting.

Garage 3.41m x 4.99m (11'2" x 16'5")

having up and over door and courtesy door.

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.

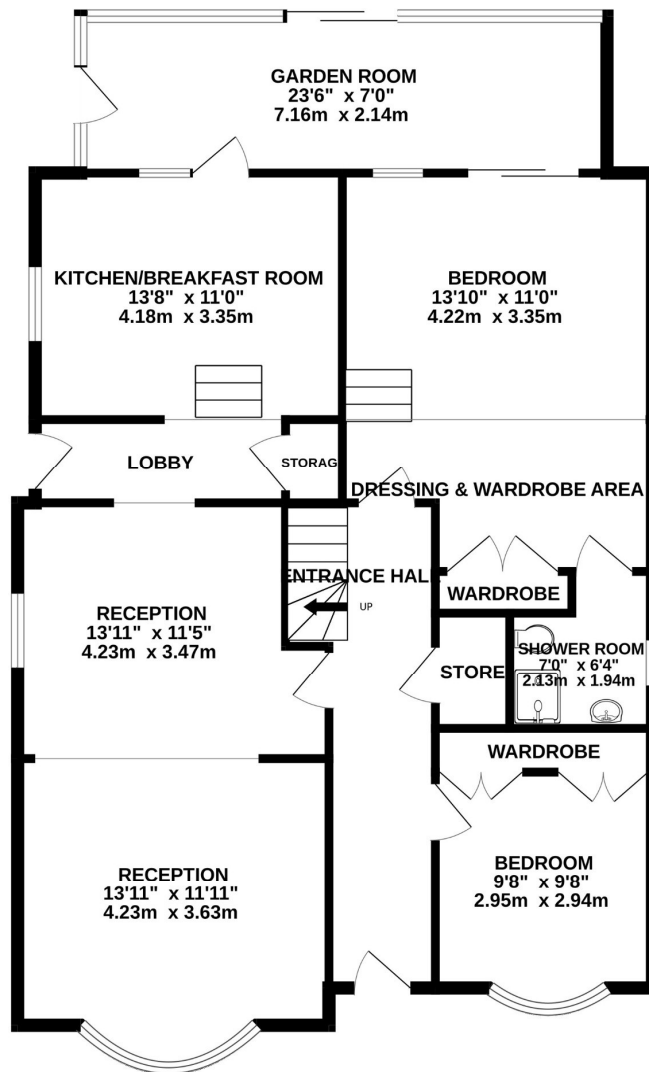
Note

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.

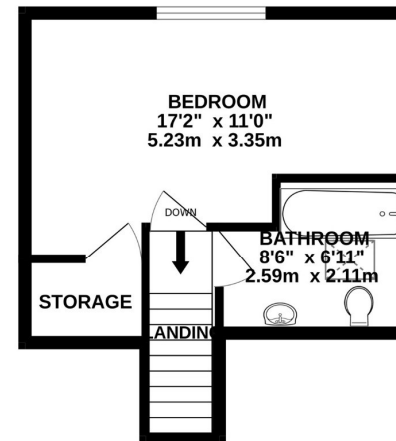




GROUND FLOOR
1219 sq.ft. (113.3 sq.m.) approx.



1ST FLOOR
263 sq.ft. (24.4 sq.m.) approx.



TOTAL FLOOR AREA : 1482 sq.ft. (137.7 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		79
(55-68) D	67	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC
WWW.EPC4U.COM		