



Arnside Close, Church Gresley,  
Swadlincote, Derbyshire



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£185,000



## Key Features

- Modern Semi Detached Home
- Two Double Bedrooms
- Pleasant Cul de Sac Location
- Large Garden Plot With Large Shed/Workshop
- Immediate Vacant Possession
- Viewing A Must To Appreciate
- EPC rating C
- Freehold





Situated in this pleasant cul de sac location this well presented two bedroomed semi detached modern home is worthy of an internal inspection in order to appreciate the condition and quality of accommodation. In brief the accommodation comprises: - entrance hall, well fitted breakfast kitchen, large lounge and on the first floor a landing leads to two double bedrooms and bathroom with modern white suite. Outside to the front is a lawned fore garden and an adjacent tandem length driveway and to the rear is a pleasant enclosed garden featuring patio area, raised decking, shaped lawn and large shed/workshop.



### Accommodation In Detail

#### Open Canopied Entrance

having half obscure Upvc double glazed entrance door leading to:

#### Entrance Hall 1.88m x 3.51m (6'2" x 11'6")

having quality fitted laminate flooring, one double central heating radiator, fitted smoke alarm and staircase rising to first floor.

#### Re-Fitted Kitchen 3.53m x 1.88m (11'7" x 6'2")

having a good range of white fronted base and eye level units with complementary rolled edged working surfaces, fitted breakfast bar, stainless steel sink and draining unit, four ring gas hob with extractor over and oven under, ceramic tiling to floor, Upvc double glazed window to front elevation and fitted extractor vent.

#### Reception Room 4m x 3.86m (13'1" x 12'8")

having quality fitted laminate flooring, coving to ceiling, feature fireplace with fitted electric fire and Upvc double glazed French doors opening out to the rear patio.

#### On The First Floor

##### Landing

having Upvc double glazed window to side elevation and fitted smoke alarm.

#### Master Bedroom 2.86m x 3.84m (9'5" x 12'7")

having Upvc double glazed window to rear elevation and one central heating radiator.

#### Bedroom Two

having twin Upvc double glazed windows to front elevation, one central heating radiator, access to loft and useful overstairs storage cupboard housing fitted Ideal condensing combi gas fired central heating boiler.

#### Bathroom

having three piece modern white suite comprising P-shaped bath with curved screen and electric shower over, vanity wash basin, low level wc, full tiling complement to walls, heated chrome ladder towel radiator and fitted shaver point.

#### Outside

To the front of the property is a mainly lawned fore garden with an adjacent tarmac tandem length driveway providing ample parking for two vehicles. To the rear is a pleasant enclosed garden with a paved patio area, raised decking area, shaped lawn and a large timber shed/workshop with electric power supply.

#### 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

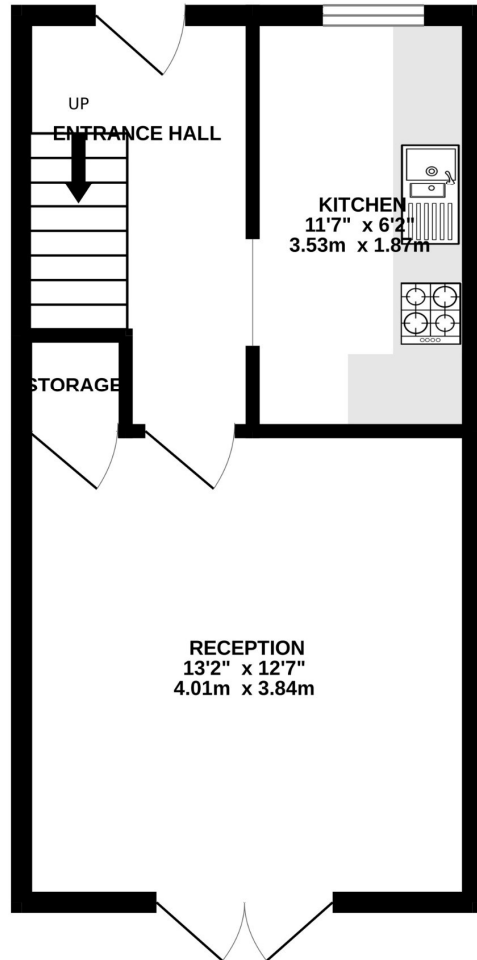
Freehold - with vacant possession upon completion. Newton Fallowell recommend that purchasers satisfy themselves as to the tenure of the property and we would recommend that they consult a legal representative such as a Solicitor appointed in their purchase.

#### Note

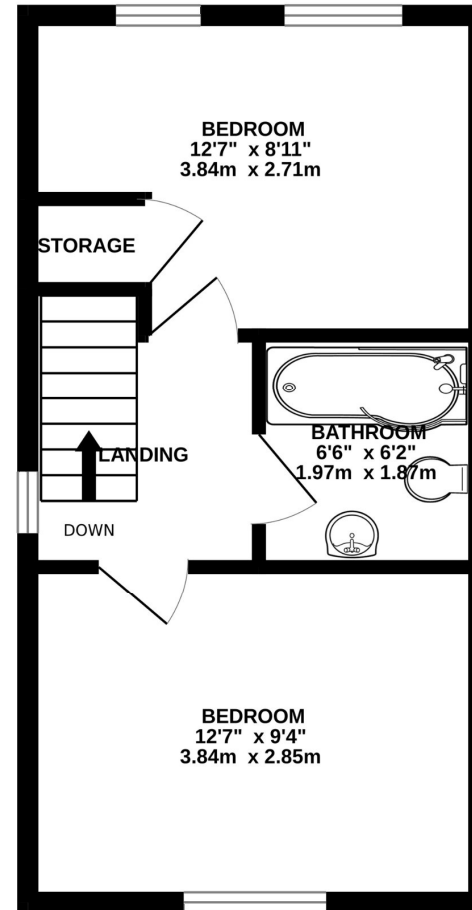
The services, systems and appliances listed in this specification have not been tested by Newton Fallowell and no guarantee as to their operating ability or their efficiency can be given. Anti-Money Laundering Regulations – Intending purchasers will be required to provide identification documents via 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  
311 sq.ft. (28.9 sq.m.) approx.



1ST FLOOR  
311 sq.ft. (28.9 sq.m.) approx.



TOTAL FLOOR AREA : 623 sq.ft. (57.8 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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