



Edinburgh Road, Church Gresley,
Swadlincote, DE11 9GD

Offers Over £280,000



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Occupying an attractive corner position within a popular residential development in Church Gresley, this beautifully presented three-bedroom detached home offers bright, spacious and thoughtfully arranged accommodation ideally suited to modern family living. The current owners have thoughtfully refurbished the property since moving in, including new flooring throughout, redecoration, new tiling to the kitchen, stylish light fittings, decorative coving and ceiling roses throughout, together with recently refitted cloakroom, family bathroom and en-suite facilities.

The property is filled with personality throughout. Highlights include a welcoming entrance hallway, a generous dual-aspect living room, a spacious kitchen and dining room opening directly onto the garden, a ground floor WC, useful utility storage and three well-proportioned bedrooms. The principal bedroom also benefits from its own recently refitted en-suite shower room.

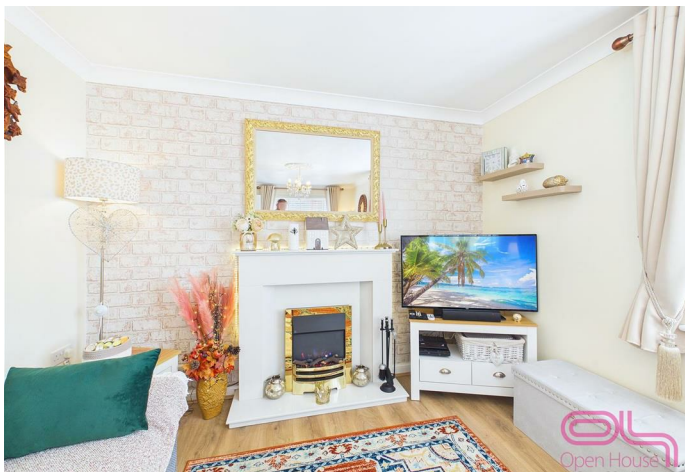
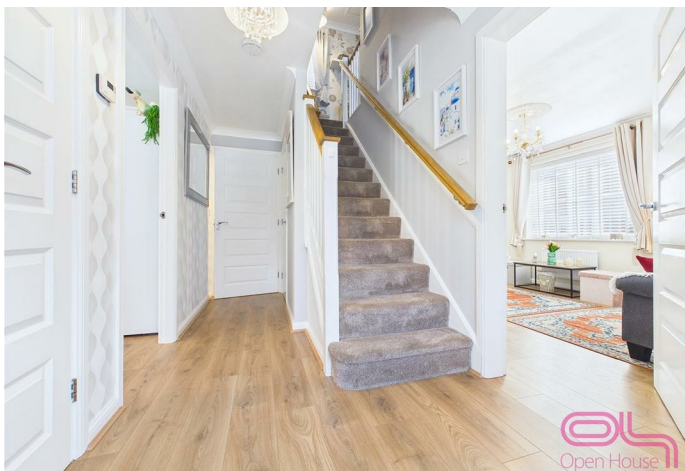
Outside, the house enjoys an established yet low-maintenance frontage, a private and carefully landscaped rear garden, a detached very large single garage with additional storage above and a substantial driveway comfortably providing parking for three vehicles. The combination of its corner setting, internal presentation and excellent outdoor space makes this a home that deserves to be viewed.

Entrance Hallway

The front entrance opens into a bright and welcoming hallway, finished with wood-effect laminate flooring and modern internal doors. The staircase rises to the first floor, while the hallway provides access to the main ground-floor rooms. A useful fitted storage cupboard provides space for coats and household items, with an additional utility cupboard positioned beneath the stairs.

Living Room

A particularly spacious reception room enjoying windows to



both the front and side elevations, allowing plenty of natural light into the room. The room is comfortably arranged with ample space for a range of seating and features wood-effect laminate flooring, together with an attractive marble fireplace suite incorporating fitted downlights and a beautiful electric fire with a colour-changing flame effect and remote control, creating an impressive focal point.

Kitchen and Dining Room

The generous kitchen and dining room extends across the depth of the property and provides an excellent setting for both everyday family life and entertaining. The kitchen is fitted with a comprehensive selection of contemporary high-gloss wall and base units, complemented by wood-effect work surfaces and recently fitted colourful patterned tiled splashbacks. There is a recently fitted white ceramic sink positioned beneath the rear-facing window, an integrated oven, gas hob, stainless-steel extractor hood and integrated dishwasher, together with under-cupboard lighting and space for additional appliances. The adjoining dining area comfortably accommodates a family-sized table and enjoys a broad front-facing window. French doors with glazed side panels open directly onto the rear patio and garden, creating a pleasant connection between the internal and external living spaces.

Utility Cupboard

Located beneath the staircase, the utility cupboard provides plumbing and space for a washing machine, keeping laundry appliances conveniently separate from the main kitchen.

Ground Floor WC

Recently refitted with a modern white suite comprising a WC and pedestal wash basin. The room is finished with half-tiled walls, decorative wallpaper, wood-effect laminate flooring and a chrome heated towel rail.

First Floor

Landing

The carpeted staircase rises to a bright first-floor landing with a rear-facing window. Doors lead to all three bedrooms and the family bathroom, as well as access to the boarded loft with

pull-down ladder and lighting.

Principal Bedroom

A generous dual-aspect double bedroom with windows to the front and side elevations, creating a bright and airy feel. The room provides ample space for freestanding bedroom furniture and is finished with fitted carpet and attractive decorative detailing. A door leads into the private en-suite shower room.

En-Suite Shower Room

Recently refitted with a contemporary suite comprising a glazed shower enclosure, WC and pedestal wash basin. The room includes Georgian style vinyl flooring, tiled splashbacks and a chrome heated towel rail.

Bedroom Two

A further well-proportioned double bedroom benefiting from windows to two elevations. The room offers plenty of space for a double bed and freestanding furniture and also includes a useful built-in storage cupboard.

Bedroom Three

A comfortable single bedroom currently arranged as a home office, though equally suitable as a child's bedroom, nursery, or dressing room.

Family Bathroom

The recently refitted family bathroom is fitted with a white suite comprising a panelled bath, WC and pedestal wash basin. The room features part-tiled walls, Georgian style vinyl flooring, a chrome heated towel rail and an obscure-glazed window providing natural light and ventilation.

Outside

Front

The property occupies a prominent corner position and has an attractive brick and rendered frontage beneath a tiled roof.

A covered entrance canopy shelters the front door, while gravelled planting areas and established pots provide colour without requiring extensive maintenance. A paved pathway leads to the entrance.





Rear Garden

The private rear garden has been thoughtfully landscaped to create an attractive and highly usable outdoor entertaining space.

A paved patio sits immediately outside the French doors, with pathways extending through areas of artificial lawn. The garden includes a variety of established shrubs, planted containers and decorative features, together with several seating areas.

A timber summerhouse, which is included within the sale, provides an additional versatile area suitable for summer use, hobbies or storage. Mature boundary planting and established screening give the garden a good degree of privacy.

A gate provides access to the driveway and detached garage.

Driveway and Garage

A substantial driveway runs alongside the house and comfortably provides off-road parking for three vehicles. The detached brick-built garage is a particularly large single garage, approximately three-quarter size, accessed through an up-and-over door and benefiting from power and lighting. Additional storage racks are positioned above, providing useful further storage space.

Location

Church Gresley is a popular South Derbyshire village. The area offers a wide selection of everyday amenities, including shops, schools, healthcare facilities, leisure opportunities and places to eat and drink.

The property is well placed for access to Swadlincote town centre, while nearby routes including the A444 and A511 provide connections towards Burton upon Trent, Ashby-de-la-Zouch, Tamworth and the wider motorway network.

The development also enjoys convenient access to nearby countryside, woodland and open spaces, offering a pleasant balance between residential convenience and outdoor recreation.

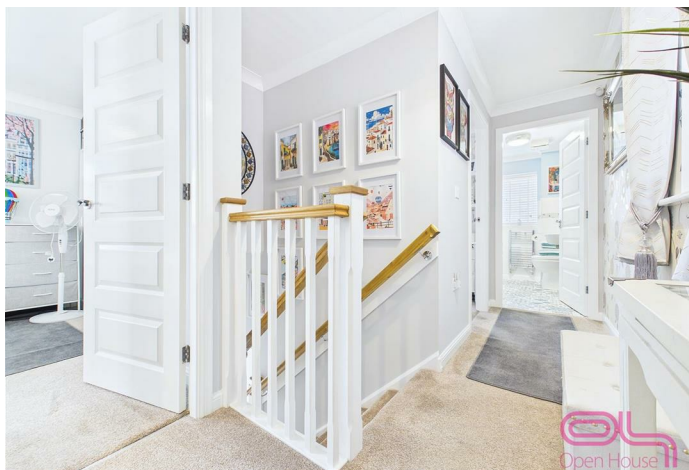
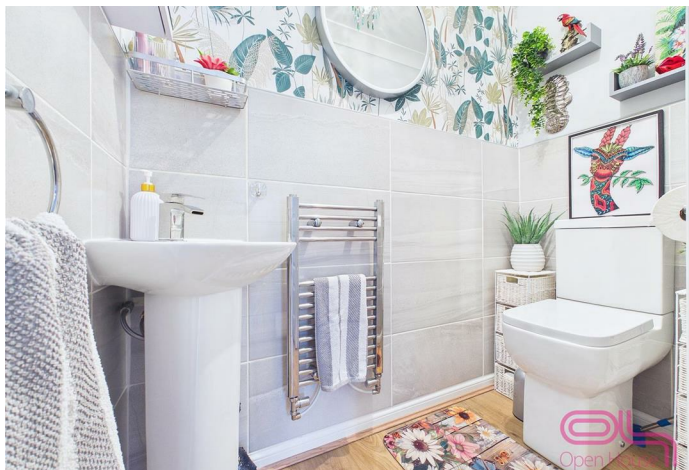
Additional Information

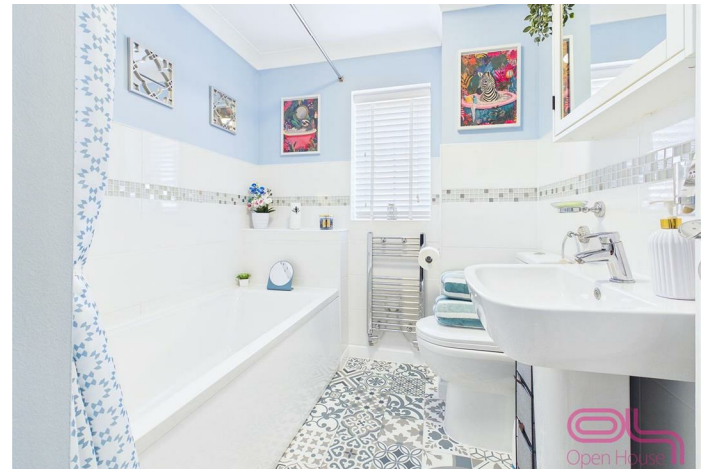
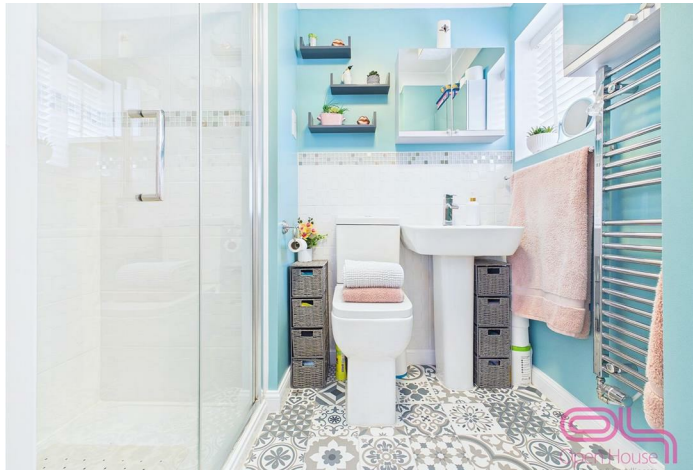
We wish to clarify that these particulars should not be relied upon as a statement or representation of fact and do not constitute any part of an offer or contract. Buyers should satisfy themselves through inspection or other means regarding the correctness of the statements contained herein.

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 and room proportions. Please note that these are not drawn to scale and should not be relied upon for precise measurements.

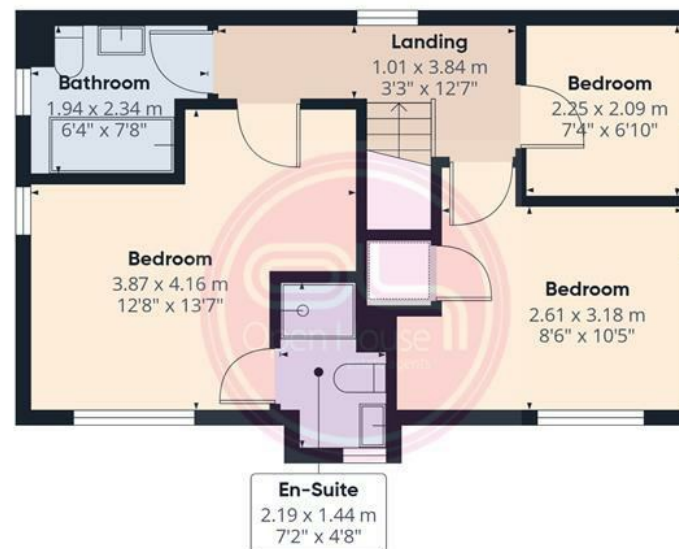








Floor 0 Building 1



Floor 1 Building 1



Floor 0 Building 2

Main building GLA⁽¹⁾

96.1 m²
1034.39 ft²

Main building total

96.1 m²
1034.39 ft²

Building 2 total

19.05 m²
205.04 ft²

(1) Finished, above grade

Ext. wall thickness assumed: 15.24
cm/6 in

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	76	81
(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

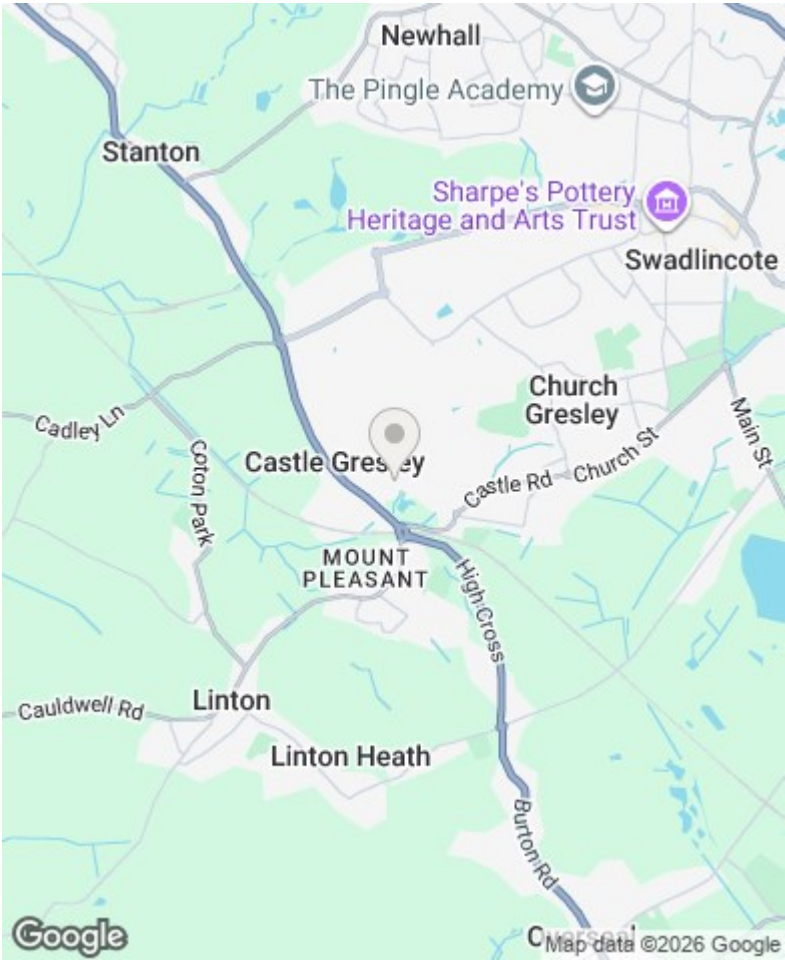
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VIEWINGS

By prior appointment only

PROPERTY SUMMARY

- Attractive Corner Position within a Popular Development
- Spacious Dual-Aspect Living Room
- Generous Kitchen and Dining Room with Garden Access
- Principal Bedroom with En-Suite Shower Room
- Two Further Well-Proportioned Bedrooms
- Ground Floor WC and Useful Utility Cupboard
- Beautifully Landscaped, Low-Maintenance Rear Garden
- Detached Garage and Driveway Parking for Several Vehicles
- Hard-Wired Security System



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