

REDUCED

£279,950 Freehold



Moray Close, Church Gresley, Swadlincote, Derbyshire. DE11 9HL

- WELL SITUATED MODERN DETACHED.
- FOUR BEDROOMS
- TWO RECEPTION ROOMS
- SPACIOUS BREAKFAST/KITCHEN & SEPARATE UTILITY
- MAIN BATHROOM, ENSUITE AND GROUND FLOOR W.C.
- GAS CENTRAL HEATING & DOUBLE GLAZING
- DETACHED GARAGE & OFF ROAD PARKING
- FREEHOLD WITH NO UPWARD CHAIN AND IMMEDIATE OCCUPATION

PROPERTY DESCRIPTION

This well presented, four bedroomed detached residence occupies a delightful position on this popular development Moray Close being off the A444 via Castle Road, Brunel Way and Glamorgan Way. All the usual amenities are within comfortable reach including a local Tesco and health centre, with more comprehensive amenities being available in Swadlincote centre approximately 2 miles distance. Burton is approximately 5 miles distance with access to the M42 8 miles away and Tamworth 13 miles.

Constructed in brick beneath a pitched tiled roof the residence presents a smart appearance to the roadway having white UPVC framed double glazed windows and entrance door, and stands behind a small foregarden flanked by a long tarmacadam paved driveway affording ample off road parking for 2/3 cars, and extending to the brick and tile detached garage set to the side and rear of the residence.

Having the benefit of gas central heating via radiators, cavity wall insulation and white UPVC framed double glazed windows and doors, the attractively planned well maintained accommodation comprises:





ROOM DESCRIPTIONS

THROUGH RECEPTION HALL

having matwell, panel radiator, inset ceiling downlighters, smoke alarm and useful understairs storage and separate cloakroom.

Also leading off is a

FULLY FITTED CLOAKROOM

having white suite comprising wash hand basin with tiled splashback and close-coupled WC, obscured glass side window and panel radiator.

WELL PROPORTIONED LOUNGE (front)

5.28m max into wide bay window x 3.39m (17' 4" x 11' 1") having wiring for two pendant light fittings, double and single panel radiators, TV aerial point and ample power points.

Leading off to the rear is the

SEPARATE DINING ROOM

3.90m x 2.33m (12' 10" x 7' 8") having twin white UPVC framed fully glazed double glazed french doors to the rear garden, additional access door to the breakfast room/kitchen and double panel radiator.

WELL PROPORTIONED FITTED BREAKFAST ROOM/KITCHEN

4.38m x 3.51m (14' 4" x 11' 6") having access doors from both the reception hall and dining room and good range of beech effect fronted units beneath dark granolithic effect work surface incorporating a stainless steel 1½ sink and drainer complete with mixer taps and inset 6 ring gas hob, having cupboards, drawers and recess under for refrigerator, freezer and plumbing for automatic dishwasher, flanked by unit with built-in electric oven and grill with saucepan storage below flanked by wine rack, range of matching wall mounted cupboards and brushed steel extractor above the gas hob, windows to side and rear, wiring for two pendant light fittings, built-in smoke alarm, double panel radiator, gas and ample power points.

Leading off via a double glazed door is the

SEPARATE UTILITY

having matching work surface with recess under for automatic washing machine and tumble dryer, matching wall mounted cupboard, part glazed door to rear garden, ceiling mounted extractor and panel radiator.

Here also is located the wall mounted gas fired boiler which provides central heating and domestic hot water.

STAIRWAY from RECEPTION HALL

gives access to FIRST FLOOR LANDING having ceiling hatch to loft area, smoke alarm and off which lead

FOUR BEDROOMS AND MAIN BATHROOM

BEDROOM ONE (front)

4.07m exc. wardrobe recess x 2.76m (13' 4" x 9' 1") having twin fully glazed french doors complete with exterior ornamental wrought iron railings to foregarden, additional side window, two built-in double door wardrobes with part mirror fronts and double panel radiator.

EN-SUITE SHOWER ROOM

having white suite comprising extra wide shower cubicle with plumbed-in shower with adjustable head and sliding glass doors, pedestal wash basin with mixer tap and close-coupled WC, the suite having attractive ceramic tiled splash surround extending to full height in the shower cubicle and to the sill of the obscured glass side window, ceiling mounted extractor, electric shaver point and panel radiator.

BEDROOM TWO (rear)

3.48m x 3.01m max (11' 5" x 9' 11") having built-in double door wardrobe, window to rear garden and panel radiator.

BEDROOM THREE (rear)

2.67m x 2.16m (8' 9" x 7' 1") again having window to rear garden, built-in double door wardrobe and panel radiator.

BEDROOM FOUR (front)

2.96m into door recess x 2.54m (9' 9" x 8' 4") again having built-in double door wardrobe, panel radiator and window to foregarden.

MAIN BATHROOM

again having white suite comprising panel bath complete with mixer tap with telephone shower attachment, pedestal wash basin with mixer tap and close-coupled WC, the suite having ceramic tiled splash surround which extends to the sill of the obscured glass side window, electric shaver point, ceiling mounted extractor and panel radiator.

AIRING CUPBOARD OFF landing having insulated hot water cylinder fitted with an immersion heater.

OUTSIDE

To the side and rear of the residence approached via a tarmacadam paved driveway affording extensive off road parking is the

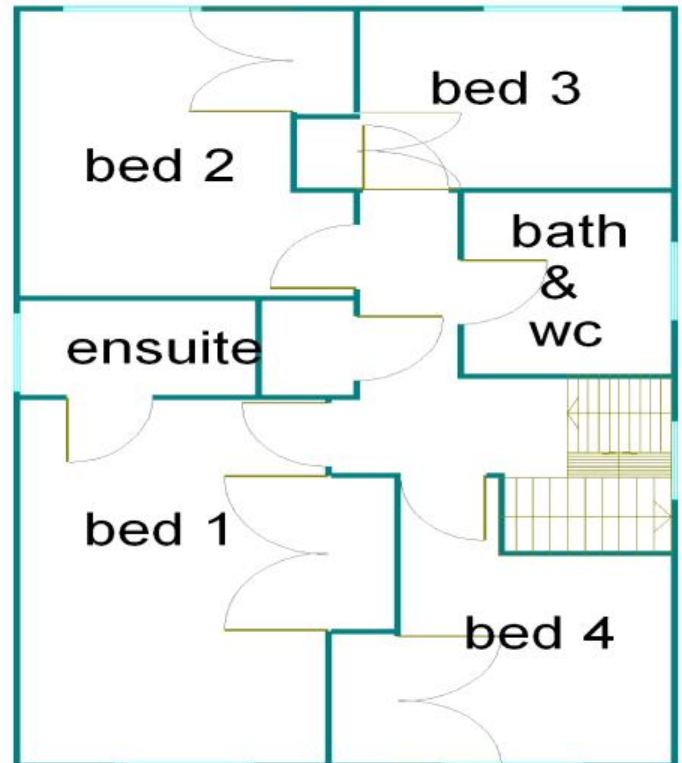
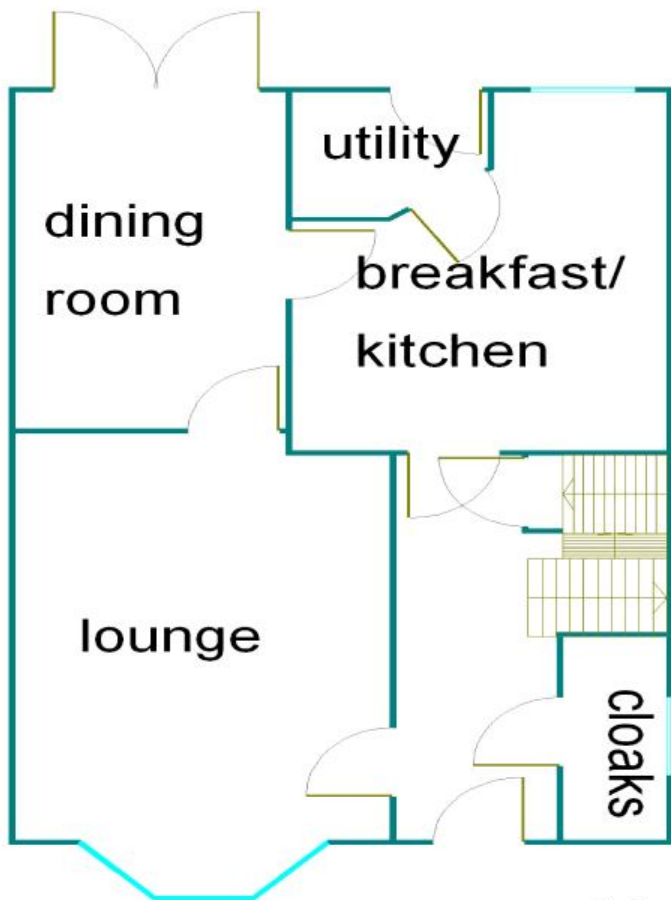
BRICK AND TILE BUILT-ON SIDE GARAGE

having up and over entrance door.

WELL ENCLOSED REAR GARDEN

having gated entrance, concrete flagged patio with the remainder being laid to lawn and large raised bed area. The garden is enclosed by a combination of brick walling and tall feather board fencing and is not directly overlooked to the rear.





not to scale
this is an approximate plan only
no responsibility can be taken for its accuracy

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		89
(69-80) C	78	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC