



12 Leyburn Close, Church Gresley, Swadlincote, Derbyshire.  
DE11 9PZ

Offers Over £250,000 Freehold

FOR SALE



## PROPERTY DESCRIPTION

Situated in a popular cul-de-sac location in Church Gresley, close to a wide range of local amenities, this three-bedroom detached home offers spacious and versatile accommodation and is ready to move straight into with no onward chain. The ground floor features a generous lounge with a separate dining area, a well-appointed kitchen, utility room and WC, along with a bright conservatory with French doors opening onto the garden. Outside, the low-maintenance garden is arranged over two levels, providing a practical outdoor space to enjoy. The former garage has been converted into a large, versatile room, ideal for storage or a variety of other uses. Upstairs, the property offers three well-proportioned bedrooms, with the master benefitting from an en suite, alongside a family bathroom. With driveway parking and a fantastic location, early viewing is highly recommended to fully appreciate what this home has to offer.

EPC Rating C      Council Tax Band D

## FEATURES

- Three Bedroom Detached Property
- Close to Local Amenities
- Master Bedroom With En Suite
- Utility & WC
- Spacious Conservatory
- Driveway Parking for Multiple Cars
- Council Tax Band D
- EPC Rating C
- NO CHAIN



## ROOM DESCRIPTIONS

### Ground Floor

#### Entrance Hall

Entered via a uPVC front door with frosted glass panel, the welcoming entrance hall features wood effect flooring and pendant lighting. Stairs rise to the first floor landing, with doors providing access to the converted garage and the lounge.

#### Lounge

3.17m x 3.91m (10' 5" x 12' 10") A spacious and comfortable living area featuring a uPVC double glazed window to the front elevation, allowing plenty of natural light. The room is carpeted with pendant lighting and benefits from an open archway leading through to the dining area. A door also provides access to a useful under-stairs storage cupboard.

#### Dining Area

2.47m x 2.50m (8' 1" x 8' 2") Featuring wood effect flooring and pendant lighting, this space is ideal for family dining. French doors lead into the conservatory, while an opening provides access through to the kitchen.

#### Conservatory

2.80m x 3.34m (9' 2" x 10' 11") A spacious and bright conservatory featuring wood effect flooring and pendant lighting, with a door leading out onto the garden, creating a pleasant additional living space.

#### Kitchen

2.73m x 2.43m (8' 11" x 8' 0") Fitted with a range of matching base and eye level units with contrasting worktops, the kitchen includes an electric oven and hob with extractor hood above, a one and a half bowl sink and drainer, and space for a freestanding fridge freezer. There is a uPVC double glazed window to the rear, tiled flooring, pendant lighting, and a door leading into the utility room.

#### Utility

1.41m x 1.44m (4' 8" x 4' 9") Providing additional practical space with plumbing for a washing machine and space for a dishwasher or tumble dryer. The room features tiled flooring, pendant lighting, a door leading to the WC, and a uPVC frosted glass door providing access to the rear garden.

#### WC

1.42m x 0.84m (4' 8" x 2' 9") Fitted with a low flush WC and pedestal hand wash basin, the room features tiled flooring, pendant lighting, and a uPVC double glazed frosted glass window to the side aspect.

#### Storage Room

2.51m x 5.16m (8' 3" x 16' 11") Formerly the garage, this space has been converted to create a spacious and versatile room. It is carpeted with pendant lighting and features a uPVC double glazed window to the front, making it ideal for a variety of uses such as storage, a home office, gym, or playground.

### First Floor

#### Landing

Carpeted with pendant lighting, the landing provides access to all three bedrooms and the family bathroom.

#### Bedroom One

3.19m x 3.52m (10' 6" x 11' 7") A very spacious double bedroom featuring a uPVC double glazed window to the rear, carpeted flooring, and pendant lighting, with a door leading into the en suite.



# ROOM DESCRIPTIONS

## En Suite

2.61m x 1.54m (8' 7" x 5' 1") Fitted with a corner walk-in shower with sliding doors, a hand wash basin with vanity unit below, and a heated towel rail. The room also benefits from pendant lighting and a uPVC double glazed frosted window to the front elevation.

## Bedroom Two

3.28m x 3.52m (10' 9" x 11' 7") A very good sized double bedroom featuring a uPVC double glazed window to the front elevation, wood effect flooring, and pendant lighting. The room also benefits from a door leading to a spacious storage cupboard housing the water tank, along with a loft hatch providing access to the partially boarded loft.

## Bedroom Three

1.89m x 3.04m (6' 2" x 10' 0") Featuring a uPVC double glazed window to the rear, this room is carpeted with pendant lighting and is currently used as a study, though it offers versatile space suitable for a bedroom or home office.

## Bathroom

1.70m x 2.06m (5' 7" x 6' 9") Fitted with a bath with electric shower over and glass shower screen, with full tiling surrounding the bath area. The room also includes a low flush WC and a hand wash basin with vanity unit beneath, along with pendant lighting and a uPVC double glazed frosted window to the rear.

## Outside

To the front of the property there is driveway parking for two cars, along with an astro turf area which could be converted into additional parking if required. The driveway also benefits from an electric vehicle charger, and a side gate provides access to the rear garden. To the rear, the garden is arranged over two levels and is enclosed by timber panel fencing. Immediately outside the property is a large slabbed patio area, with steps leading up to a higher level that offers further garden space and a shed.

## Agents Notes

This property is believed to be of standard construction. The property is connected to mains gas, electricity, water and sewerage. Broadband speeds are standard 16mbps, superfast 80mbps and Ultrafast 1800mbps. Mobile signal strengths are medium strengths for O2, Three, Vodaphone and EE. Virgin fiber broadband is at the property.

## Legal Information

These property details are produced in good faith with the approval of the vendor and given as a guide only. Please note we have not tested any of the appliances or systems so therefore we cannot verify them to be in working order. Unless otherwise stated fitted items are excluded from the sale such as curtains, carpets, light fittings and sheds. These sales details, the descriptions and the measurements herein do not form part of any contract and whilst every effort is made to ensure accuracy this cannot be guaranteed. Nothing in these details shall be deemed to be a statement that the property is in a good structural condition or otherwise. Purchasers should satisfy themselves on such matters prior to purchase. Any areas, measurements or distances are given as a guide only. Photographs are taken with a wide-angle lens. Nothing herein contained shall be a warranty or condition and neither the vendor or ourselves, Reddington Homes Ltd, will be liable to the purchaser in respect of any mis-statement or misrepresentation made at or before the date hereof by the vendor, agents or otherwise. Any floor plan is included as guide layout only. Dimensions are approximate and not to scale.





REDDINGTON

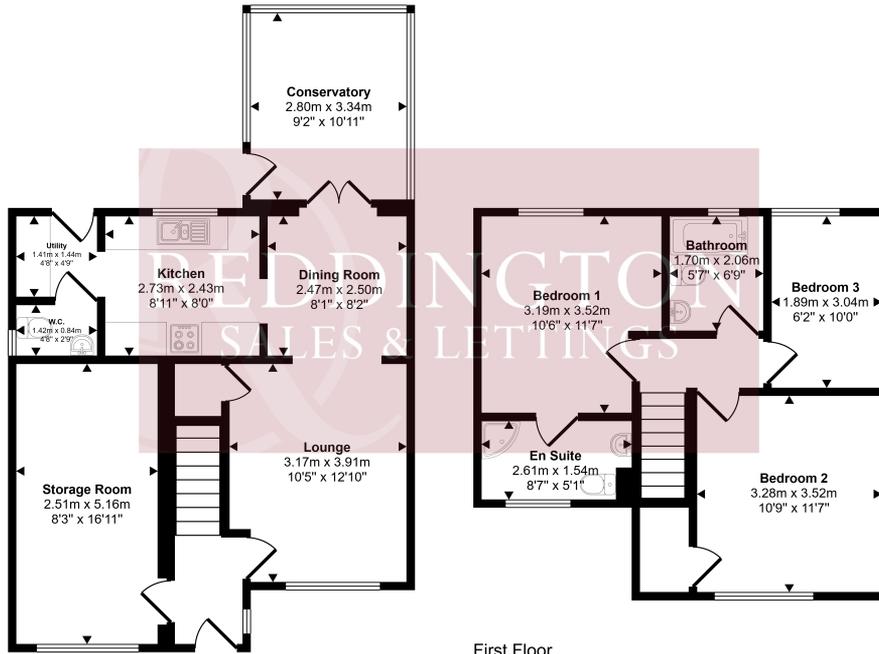


REDDINGTON



# FLOORPLAN & EPC

Approx Gross Internal Area  
104 sq m / 1117 sq ft



This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C	72	77
(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	