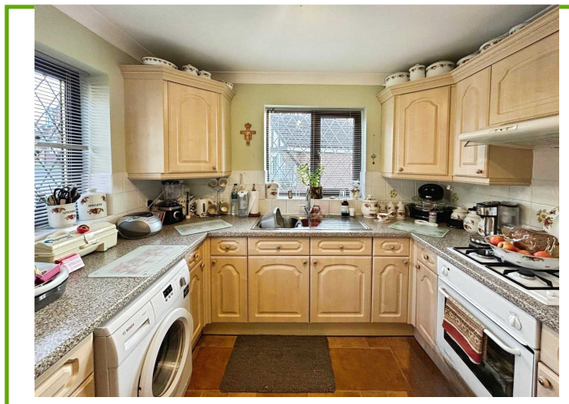


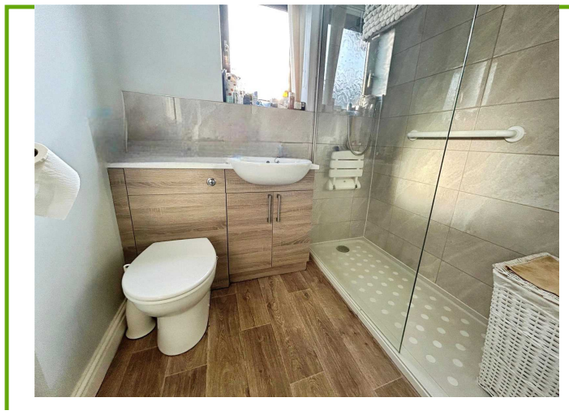


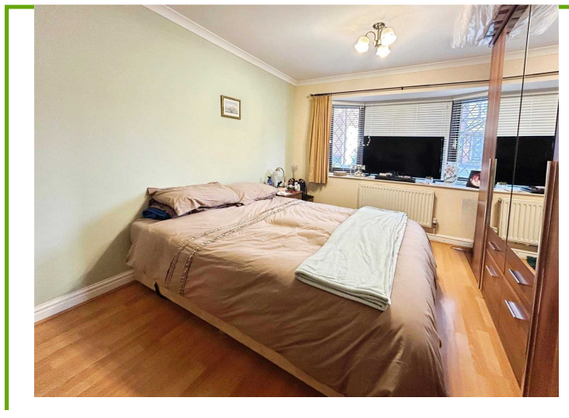












Hillside Gardens, Church Gresley,
Swadlincote, Derbyshire, DE11

Offers Over: £265,000

Tenure: To be advised

YOUR MOVE

your-move.co.uk

Hillside Gardens, Church Gresley, Swadlincote, Derbyshire, DE11

Offers Over: £265,000 Tenure: To be advised

Council Tax Band: C
EPC Rating: D
Local Authority: South Derbyshire District Council

Other important information which you will need to know about this property can be found at your-move.co.uk

A well-presented detached TWO bedroom bungalow in a sought-after area of Church Gresley, offering single-storey living with two double bedrooms, conservatory, drive and garage parking, and convenient access to Swadlincote amenities, transport links and surrounding countryside.

Description
For sale: a detached Two bedroom bungalow in Church Gresley, Swadlincote, presented in good condition and well suited to downsizers seeking single-storey living.

The property offers a separate lounge with direct access to a conservatory, providing an additional sitting or dining area with views over the garden. There are two double bedrooms, and a shower room fitted with a walk-in shower. The accommodation is complemented by a drive and single garage, offering off-road parking and useful storage. A kitchen is also provided. The home has an EPC rating of D and falls within Council Tax Band D.

Located in a sought-after residential area of Church Gresley, the bungalow benefits from convenient access to local amenities in Swadlincote, including supermarkets, shops and essential services. The wider area offers green spaces and walking routes, with recreational options around Church Gresley and within Swadlincote, as well as access to the surrounding South Derbyshire countryside.

Public transport links connect Swadlincote with Burton-on-Trent and Derby, providing routes to regional rail services for onward travel to Birmingham, Nottingham and further afield. Road connections via the A444 and A511 give access to the A38 and M42, making the property a practical base for motorists.

This detached bungalow combines off-road parking, a garage, two double bedrooms and level accommodation in a location convenient for amenities, transport links and outdoor space.

Entrance Hall
11'3" x 3'5" (3.43m x 1.04m)
Entrance hallway.

Kitchen
10'9" x 9'6" (3.28m x 2.9m)
Fitted kitchen with an integrated gas hob and electric oven with space for additional appliances.

Lounge
16'9" x 10'3" (5.1m x 3.12m)
Spacious lounge with access into the conservatory.

Conservatory
12' x 7'1" (3.66m x 2.16m)
A lovely addition to this property overlooking the rear garden.

Main Bedroom
12'7" x 10'4" (3.84m x 3.15m)
Main double bedroom.

Bedroom Two
11' x 8'8" (3.35m x 2.64m)
Small double bedroom.

Shower Room
7'2" x 6'8" (2.18m x 2.03m)
Modern shower room with a walk in double shower, vanity wash unit and a low flush wc.

Outside
There is a shared driveway leading to a garage and side gate leading to the rear garden.

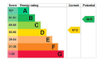
Garden
The rear garden is mainly paved with raised beds.

Your Move is a trading name, independently owned and operated under licence from your-move.co.uk Limited, by National Home Move Limited, (company number 11805074), registered in England at 5 Brooklands Place, Brooklands Road, Sale, M33 3SD. Return postal address - 65-66 Baxter Gate, Loughborough, LE67 2RF. VAT registration no: 315 255 523.

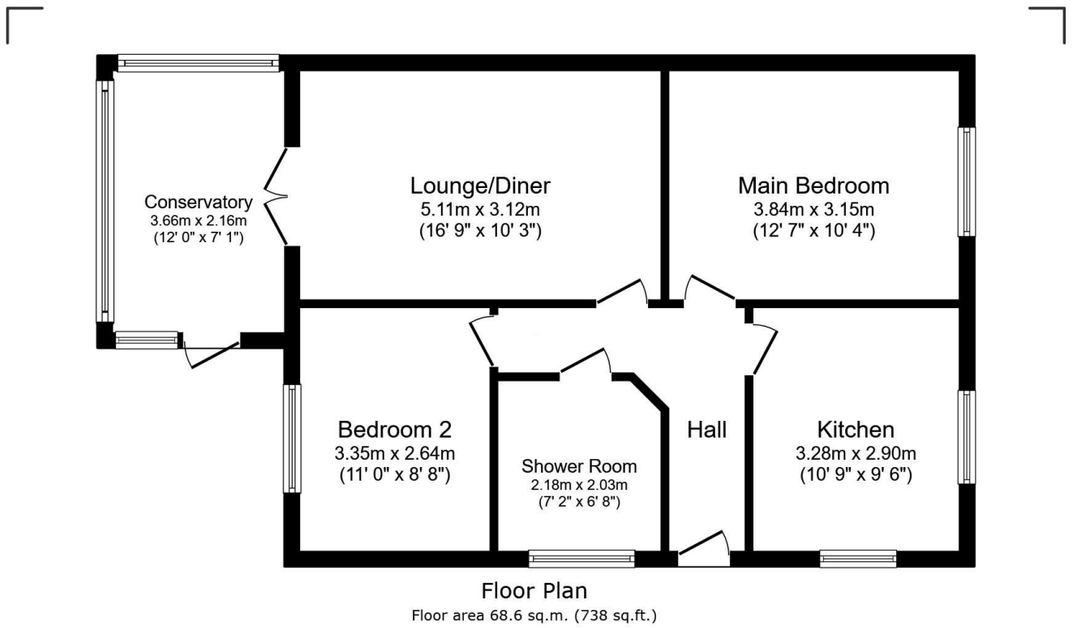
All Measurements
All Measurements are Approximate.

Laser Tape Clause
All measurements have been taken using a laser tape measure and therefore, may be subject to a small margin of error.

Floorplan Clause
Measurements are approximate. Not to Scale. For illustrative purposes only.



For full EPC please contact the branch.



Floor Plan
Floor area 68.6 sq.m. (738 sq.ft.)

Total floor area: 68.6 sq.m. (738 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io

YOUR MOVE
your-move.co.uk

We may refer you to recommended providers of ancillary services such as Conveyancing, Mortgages, Insurance and Surveying. We may receive a referral fee for recommending their services. You are not under any obligation to use the services of the recommended provider, which may also be an associated company of Your Move.