

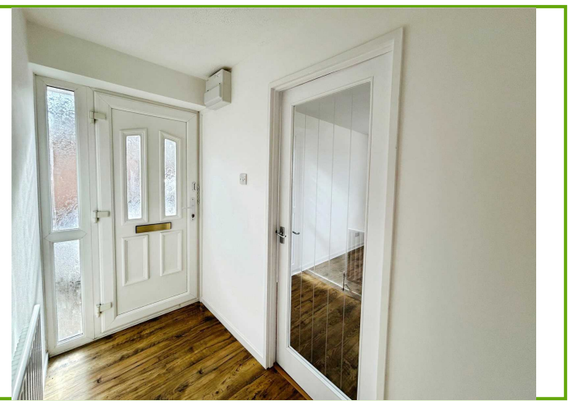














Old Hall Gardens, Church Gresley,
Swadlincote, Derbyshire, DE11

Asking Price: £240,000

Tenure: Freehold

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Council Tax Band: C
EPC Rating: C
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

An immaculate, chain-free two-bedroom detached bungalow in Church Gresley, Swadlincote, offering light-filled single-level living with a new kitchen, walk-in-shower bathroom, driveway, single garage, low-maintenance garden and convenient access to local amenities, transport links and green spaces.

Description
This detached bungalow is for sale in Church Gresley, Swadlincote, offering two double bedrooms and single-level living suited to downsizers or those seeking one-level accommodation. The property is presented in immaculate condition throughout and has recently been refurbished throughout.

Accommodation comprises a separate lounge with large windows providing good natural light, a newly fitted kitchen also benefiting from natural light, two double bedrooms and a shower room with a walk-in shower. The home has an EPC rating of C and falls within Council Tax Band C.

Externally, there is a drive providing off-road parking and a single garage with an electric door. The bungalow also includes a garden, offering outdoor space without extensive upkeep. The property is offered with no chain.

Church Gresley is situated on the edge of Swadlincote, within reach of local amenities including shops, supermarkets and healthcare facilities in Swadlincote town centre. Nearby parks such as Maurice Lea Memorial Park and the wider National Forest area provide green space and walking routes.

Public transport options include bus services from Church Gresley and Swadlincote connecting to Burton upon Trent and Ashby-de-la-Zouch. The nearest mainline rail services are available from Burton upon Trent, approximately a 20–25 minute drive away, with trains to Birmingham in around 25 minutes and Derby in around 20 minutes. Road links via the A38 and A444 give access to the wider Midlands.

Local primary and secondary schools are available in Swadlincote and surrounding villages, along with cafés, pubs and everyday services on the nearby high streets.

Entrance Hallway
11'3" x 3'9" (3.43m x 1.14m)
Entrance hallway to this two bedroom bungalow.

Lounge/Diner
20' x 9'9" (6.1m x 2.97m)
Bright and airy lounge.

Kitchen
10'6" x 9'9" (3.2m x 2.97m)
The kitchen is modern with stylish wall and base units and contrasting wood effect work surfaces. There are integrated appliances including a hob, double oven, dishwasher and fridge freezer. Washing machine is plumbed in and included. There is a door which leads out to the rear garden.

Main Bedroom
13' x 11'6" (3.96m x 3.5m)
Main double bedroom.

Bedroom Two
11'7" x 10'6" (3.53m x 3.2m)
Double bedroom.

Shower Room
7' x 5'4" (2.13m x 1.63m)
The shower room has a walk in double shower, a vanity wash unit and a low flush wc.

Outside
The bungalow has a front pebbled garden with a driveway to the side providing off road parking leading to the single garage with electric door.

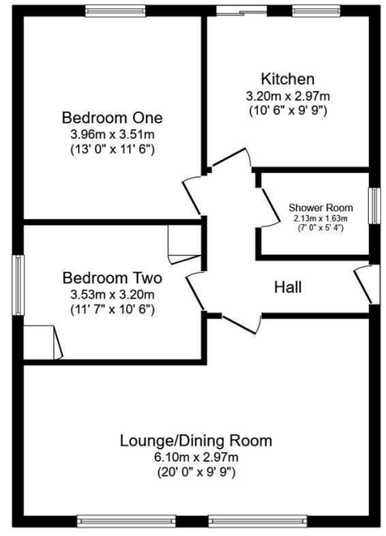
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All Measurements
All Measurements are Approximate.

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 66.9 sq.m. (720 sq.ft.)

Total floor area: 66.9 sq.m. (720 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

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