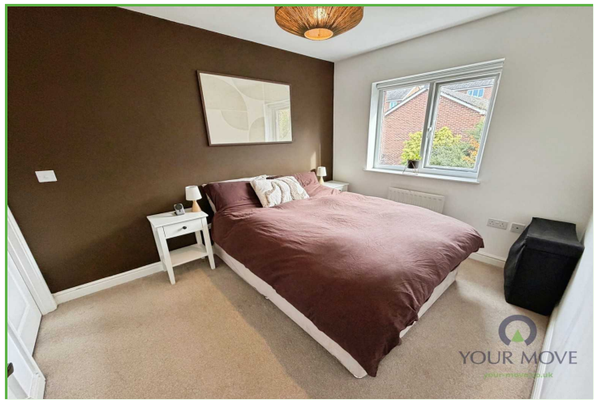
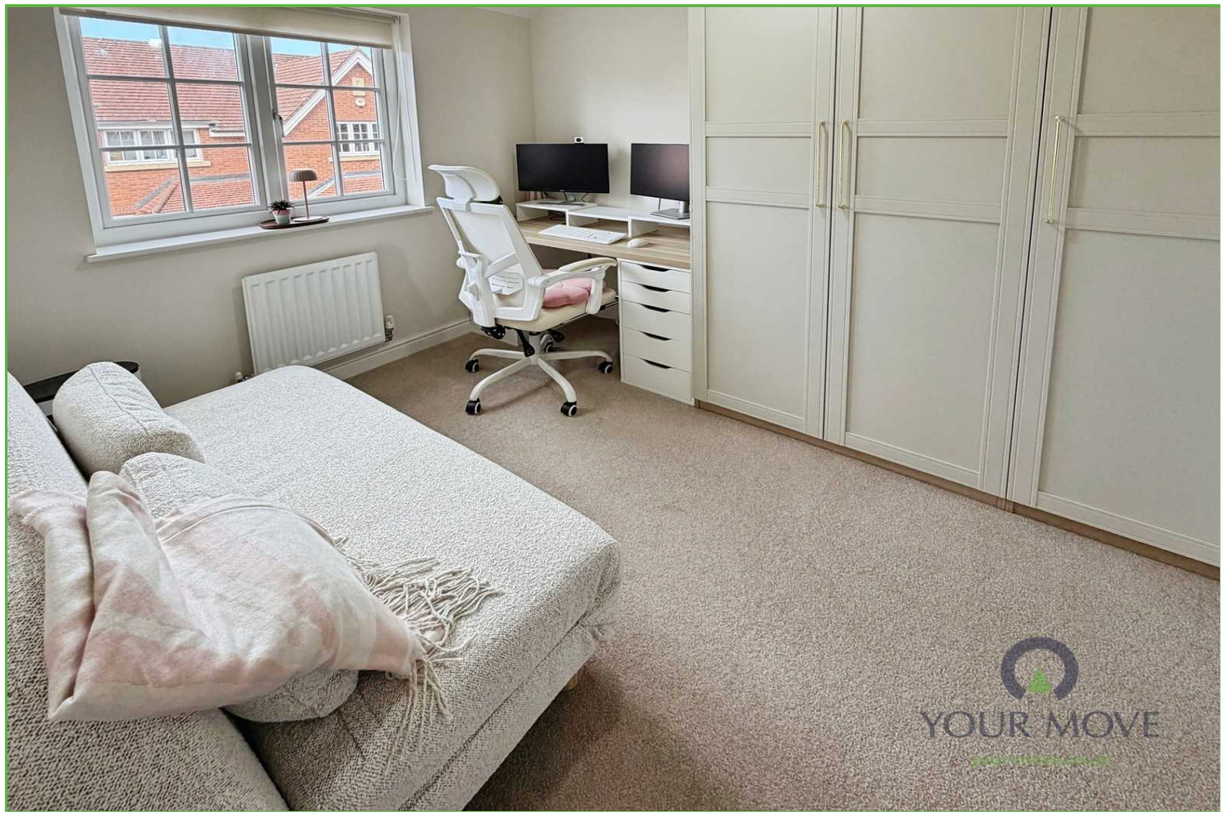
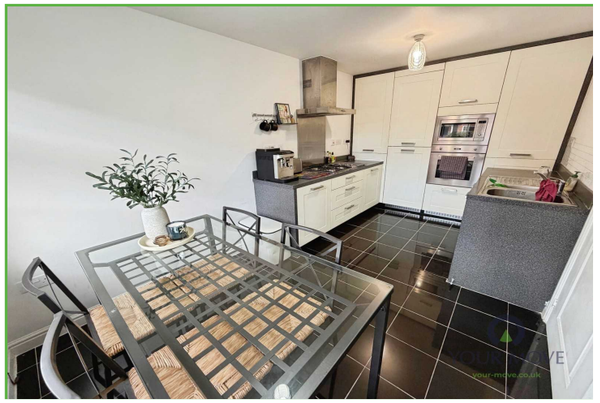




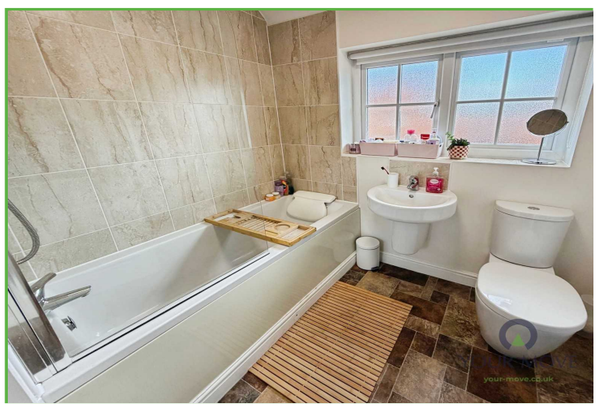












Newman Drive, Church Gresley,
Swadlincote, Derbyshire, DE11

Asking Price: £220,000

Tenure: Freehold

YOUR MOVE

your-move.co.uk

The Property Ombudsman

Newman Drive, Church Gresley, Swadlincote, Derbyshire, DE11

Asking Price: £220,000 Tenure: Freehold

Council Tax Band: B
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

This three bedroom semi-detached house for sale in Church Gresley offers practical accommodation in good condition, convenient access to Swadlincote's amenities and schools, nearby green spaces, and useful bus, rail and road transport links.

Decsription
This three bedroom semi-detached house for sale is located in Church Gresley, on the edge of Swadlincote in Derbyshire, and is presented in good condition. The property offers a practical layout with one reception room, one kitchen and two bathrooms, providing balanced accommodation for day-to-day living.

The house is situated within a residential area that gives convenient access to Swadlincote town centre, where you will find supermarkets, independent shops and essential services. Leisure facilities in the town include a cinema, leisure centre and a range of cafés and pubs.

Nearby green spaces include Maurice Lea Memorial Park in Church Gresley, which offers open areas, play facilities and community events, as well as access to local walking routes. Further outdoor opportunities can be found around Gresley Wood and other local footpaths.

Families benefit from a choice of primary and secondary schools within Swadlincote and surrounding villages, reached by short car journeys or local bus services. The property falls within Council Tax Band B and holds an EPC rating of C, offering helpful indicators of anticipated running costs.

Public transport is provided mainly by bus routes linking Church Gresley with Swadlincote, Burton upon Trent and Ashby-de-la-Zouch. For rail travel, Burton upon Trent railway station is the most convenient option by car, offering services towards Birmingham and Derby, with further connections to other major centres. Road links are straightforward, with access to the A38 and A42 providing routes towards the M1 and wider motorway network.

Overall, this three bedroom semi-detached house for sale offers functional accommodation supported by local amenities and regional transport links.

Entrance Hall
16' x 3'2" (4.88m x 0.97m)
Entrance hallway with a store cupboard and stairs leading off to the first floor.

Cloakroom/wc
5'9" x 3' (1.75m x 0.91m)
Appointed with a wash hand basin and a low flush wc.

Kitchen
13'4" x 8'2" (4.06m x 2.5m)
Modern fitted kitchen with white wall and base unit. There is an integrated gas hob and oven and a fridge/freezer.

Lounge
15'1" x 10'7" (4.6m x 3.23m)
The lounge is located to the rear aspect of the property with sliding doors leading into the rear garden.

On the first floor:

Main Bedroom
10'3" x 8'4" (3.12m x 2.54m)
Main double bedroom with built in wardrobes.

En-Suite
8'4" x 3'6" (2.54m x 1.07m)
There is a double shower enclosure, wall mounted wash basin and a low flush wc.

Bedroom Two
9'7" x 8'10" (2.92m x 2.7m)
Double bedroom.

Bedrom Three
8'1" x 6'7" (2.46m x 2m)
Single bedroom.

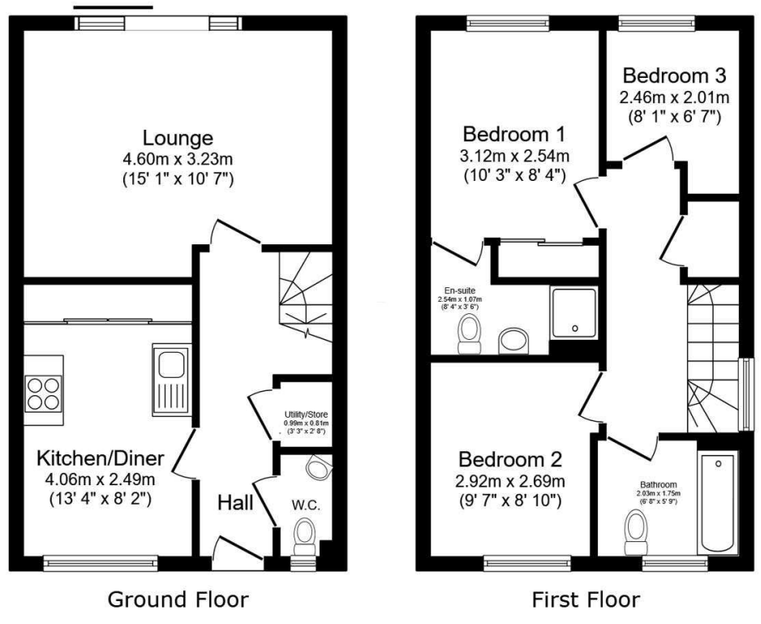
Bathroom
6'8" x 5'9" (2.03m x 1.75m)
The bathroom is appointed with a white three piece suite.

Outside
There is a driveway to the side of the property providing off road parking.

Garden
The rear garden is mainly laid to a raised lawn, patio area and a garden shed.



For full EPC please contact the branch.



Total floor area: 73.4 sq.m. (791 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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All Measurements
All Measurements are Approximate.

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

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