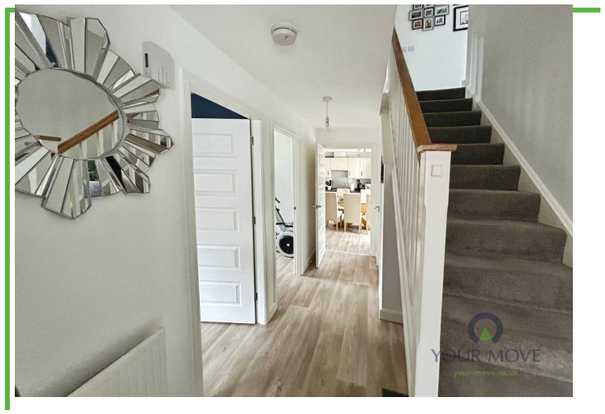
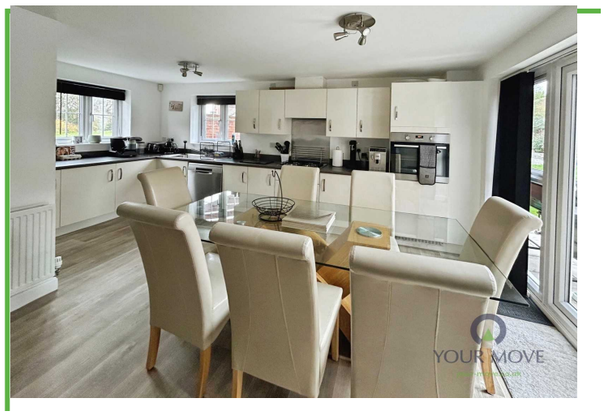


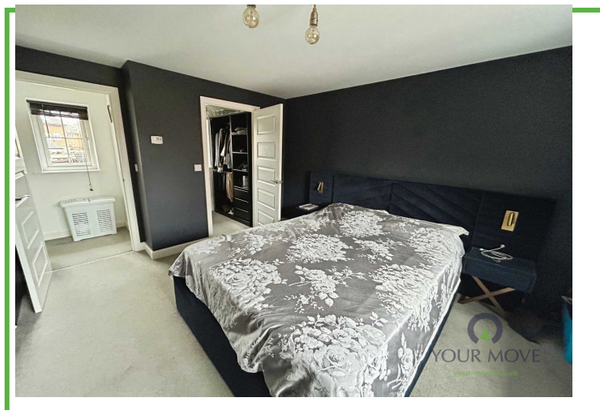


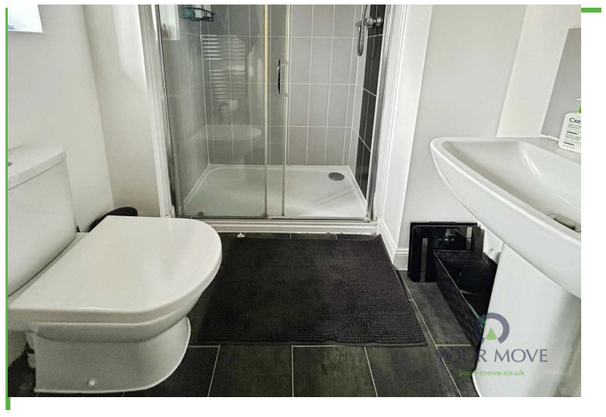












17, Sunderland Close, Church Gresley, Swadlincote, Derbyshire, DE11

Asking Price: £395,000

Tenure: Freehold

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your-move.co.uk

The Property Ombudsman

17, Sunderland Close, Church Gresley, Swadlincote, Derbyshire, DE11

Asking Price: £395,000 Tenure: Freehold

Council Tax Band: E
EPC Rating: TBC
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 detached FOUR bedroom house for sale in Church Gresley, Swadlincote, offering three reception rooms, two bathrooms, a drive and garage, and convenient access to local amenities, schools and transport links.

Description
This detached FOUR bedroom house is offered for sale in Church Gresley, Swadlincote, and is presented in good condition. The property provides three reception rooms, offering flexible space for family living, dining and relaxation. A single kitchen serves as the main hub for food preparation and day-to-day household use. There are two bathrooms, supporting family or multi-occupancy living, and the property also benefits from a drive and garage, providing private off-road parking and additional storage.

Situated in Church Gresley, the home is well placed for access to Swadlincote's amenities, including supermarkets, local shops and services in the town centre. Nearby recreational spaces in the wider area include parks and green spaces typical of this part of South Derbyshire, along with access to local walking routes and play areas.

Swadlincote is served by bus routes linking to Burton-on-Trent and Derby, providing connections to major rail services and wider destinations. Road links in the region give access to the A38 and A50, supporting commuting by car across the East Midlands and beyond.

Families will find a choice of primary and secondary schools in and around Church Gresley and Swadlincote, along with local nurseries and childcare options. The town also offers sports facilities, leisure centres, cafés and everyday conveniences, supporting a practical base for day-to-day living.

Council tax for this property falls within band D. This detached 4-bedroom house represents an opportunity to purchase a family home with multiple reception rooms, parking via drive and garage, and a position convenient for the facilities of Church Gresley and Swadlincote.

Entrance Hall
19'8" x 11'7" (6m x 3.53m)
Entrance hallway with stairs leading off to the first floor.

Kitchen/Dining Room
16'1" x 13'5" (4.9m x 4.1m)
Spacious kitchen with stylish wall and base units, an integrated gas hob and electric oven with space for additional appliances. French doors lead out to the rear garden and patio area.

Utility Area
5'3" x 4' (1.6m x 1.22m)
Plumbing for a washing machine and space for an additional appliance.

Lounge
19'8" x 11'7" (6m x 3.53m)
The lounge is generous in size with dual aspect windows providing natural light throughout.

Dining Room/Study
11'3" x 9'9" (3.43m x 2.97m)
Versatile room, currently used as a study.

Study/Playroom
9'6" x 6'5" (2.9m x 1.96m)
Study or playroom.

Cloakroom/Wc
5'6" x 2'7" (1.68m x 0.79m)
Appointed with a pedestal wash stand and a low flush wc.

On the first floor:

Main Bedroom
13'7" x 11'9" (4.14m x 3.58m)
Main double bedroom.

Dressing Room
6'8" x 4'8" (2.03m x 1.42m)
A lovely addition to the main bedroom providing ample storage.

En-Suite
6'3" x 5'8" (1.9m x 1.73m)
There is a shower enclosure, pedestal wash stand and a low flush wc.

Bedroom Two
13' x 10'6" (3.96m x 3.2m)
Double bedroom.

Bedroom Three
12'7" x 9'4" (3.84m x 2.84m)
Double bedroom.

Bedroom Four
9'5" x 6'9" (2.87m x 2.06m)
A generous fourth bedroom.

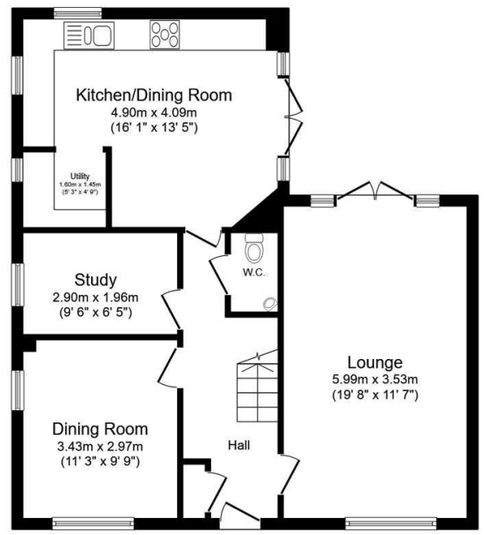
Bathroom
6'9" x 6'2" (2.06m x 1.88m)
The family bathroom has a three piece suite comprising: bath, pedestal sink and a low flush wc.

Outside
The property is located along a private driveway leading the parking and garage.

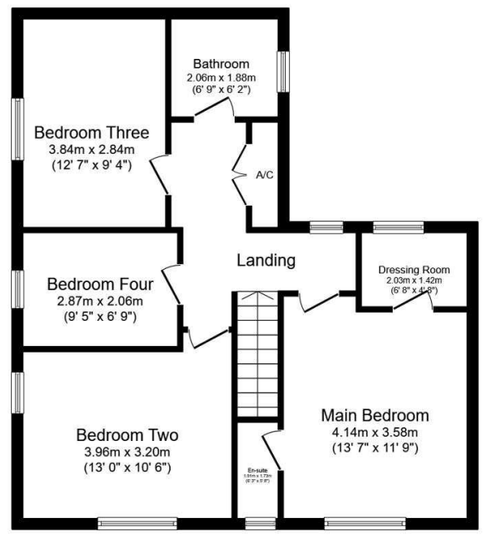
Garden
The rear garden is enclosed and mainly laid to lawn with a patio area and decking.

For full EPC please contact the branch.

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Ground Floor



First Floor

Total floor area: 135.6 sq.m. (1,460 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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