



Oxford Street, Church Gresley, Swadlincote, DE11 9NA

Nicholas
Humphreys

Asking Price £190,000

**** Modernised Semi -Detached ** Driveway ** Three Bedroom ** Two Bathrooms ****

A beautifully presented traditional semi-detached home with driveway parking and enclosed rear garden. The property features a front reception room with exposed wood flooring, an open plan sitting room and fitted kitchen with integrated appliances, utility area, and a stylish ground floor bathroom. The first floor offers three generously sized bedrooms, including a spacious master, and a modern shower room. Ideally located close to Swadlincote town centre and within easy reach of the A444 and A511. Viewing is highly recommended.



The Accommodation

A traditional semi-detached property set back from the road, enjoying a front forecourt garden and double gates opening onto a driveway providing off-road parking. The home is tastefully decorated throughout with a neutral décor, UPVC double glazing and gas central heating, offering stylish and well-presented living accommodation.

A UPVC double-glazed entrance door opens into a welcoming reception room positioned to the front aspect, featuring a chimney breast, exposed wood flooring and radiator. An inner hallway provides stairs rising to the first floor and access to a separate sitting room. This versatile living space enjoys a tiled floor, UPVC double-glazed window to the side elevation, double radiator, useful understairs storage cupboard and open plan access through to the fitted kitchen.

The kitchen is fitted with a range of modern grey shaker-style base and wall units, incorporating an integrated oven, four-ring electric hob with extractor hood above, fridge freezer and concealed dishwasher. French doors and windows open onto the rear garden, complemented by a tiled floor and a glazed roof, creating a bright and airy space. The kitchen opens through to a utility area providing appliance spaces for both washing machine and tumble dryer, housing the wall-mounted gas-fired combination boiler, and giving access to the ground floor bathroom.

The stylish ground floor bathroom comprises a white three-piece suite including WC with hand wash basin and vanity unit below, panelled bath with twin-head mixer shower and glass screen, heated chrome towel rail, extractor fan, tiled walls and a UPVC double-glazed window to the side elevation.

To the first floor, the landing has a side-facing window and gives access to three well-proportioned bedrooms. The master bedroom is set across the full width of the property at the front, complete with an over stairs storage cupboard and UPVC double-glazed window. Two further bedrooms are positioned to the rear, both served by a fitted shower room incorporating WC with vanity wash basin, walk-in double shower enclosure with tiled surround, heated towel rail, extractor fan and a UPVC double-glazed window.

Externally, the property enjoys an enclosed rear garden with lawn, decked seating area and gravelled borders, with gated side access leading to the front.

The home is ideally situated for Swadlincote town centre, offering a wide range of amenities, and is within easy reach of the A444 and A511 commuter routes. Internal inspection is highly recommended to fully appreciate the quality and style of accommodation on offer.

Lounge

3.91m x 3.02m (12'10 x 9'11)

Dining Room

3.91m x 3.30m (12'10 x 10'10)

Kitchen

3.48m x 2.72m (11'5 x 8'11)

Utility

Ground Floor Bathroom

2.41m x 1.88m (7'11 x 6'2)

First Floor

Bedroom One

3.91m x 3.05m (12'10 x 10'0)

Bedroom Two

3.10m x 2.57m (10'2 x 8'5)

Bedroom Three

3.96m x 1.88m (13'0 x 6'2)

Front & Rear Garden

Property construction: Standard

Parking: Drive

Electricity supply: Mains

Water supply: Mains

Sewerage: Mains

Heating: Mains Gas

Council Tax Band: A

Local Authority: South Derbyshire

Broadband type: TBC - See Ofcom link for speed: <https://checker.ofcom.org.uk/> Mobile

signal/coverage: See Ofcom link <https://checker.ofcom.org.uk/>

Useful Websites: www.gov.uk/government/organisations/environment-agency

An on-site management fee may apply to all modern or new developments.

Please ensure that you have viewed the agent's full PDF brochure for full details of the property, and do not rely on third party websites or advertisements for full information of the home before instruction of a solicitor/ conveyancer on the purchase of the property. The property information provided by Nicholas Humphrey Estate Agents is based on enquiries made of the vendor and from information available in the public domain. If there is any point on which you require further clarification, please contact the office and we will be pleased to check the information for you. Please note if your enquiry is of a legal or structural nature, we advise you to seek advice from a qualified professional in their relevant field.

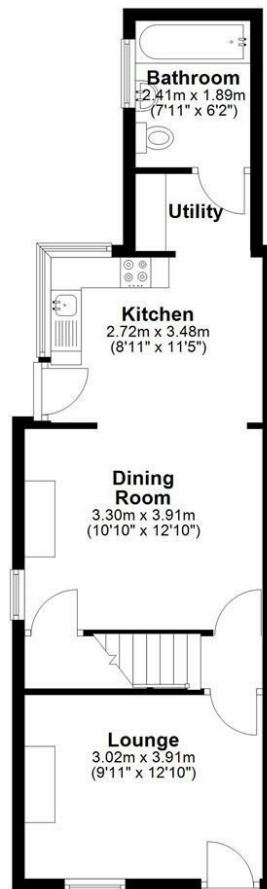
Draft details awaiting vendor approval and subject to change







Ground Floor

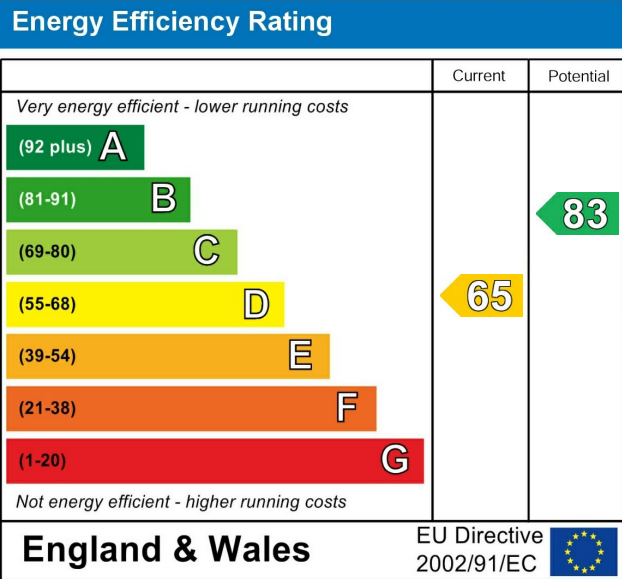


First Floor



NICHOLAS HUMPHREYS. This Floorplan is for illustrative purposes only and while reasonable efforts have been made to ensure its accuracy, it is not to scale and measurements should not be relied upon. For display and layout purpose only used by NICHOLAS HUMPHREYS, as a general indication of the layout. It does not form any part of any contract or warranty.
Plan produced using PlanUp.





Council Tax Band A

Freehold

Services. If & where stated in the details main's water, gas and electricity are understood to be available to the property, none of these have been tested or investigated for connection, nor any of the appliances attached thereto, have been tested by Nicholas Humphreys, who gives no warranties as to their condition or working order.

Floor Plans. To be used as an illustrative purpose only and while reasonable efforts have been made to ensure its accuracy, it is not to scale and measurements should not be relied upon. The company displays the floor plan as a general indication of layout and it does not form any part of any contract or warranty and provides an approximate guide to layout.

Money Laundering. Under the Protecting Against Money Laundering and Proceeds of Crime Act 2002, we must point out that any successful purchasers proceeding with the purchase will be asked for identification ie: Passport, Driving Licence, and recent Utility Bill. This evidence will be required prior to solicitors being instructed in the purchase of a property.

Survey. We advise all buyers to undertake their own investigations into the condition of the property and surroundings by an independent survey. We the Agent do not conduct a survey of the property and cannot advise on structural defects or materials used. Independent advice is required before exchange and completion.

Agent Note. Whilst every care has been taken in preparation of these details, they are for guidance purpose only. All measurements are approximate, and whilst every care has been taken for accuracy, their accuracy should not be relied upon. Buyers are advised to recheck measurements and inspect the property before exchange of contracts to confirm they are satisfied with the condition of the property and surroundings before completion of the purchase. New development sites are increasingly implementing an on-site annual management charge, all sale of property could be subject to this charge, to be verified & confirmed by your acting solicitor/ conveyancer before exchange of contracts.

Selective License Areas. The Council's Selective Licensing Scheme requires all landlords who privately rent out properties within the designated areas to obtain a licence from the council. Within Burton on Trent the following streets have been designated: Blackpool Street, Branston Road, Broadway Street, Goodman Street, King Street, Queen Street, Shobnall Street, Uxbridge Street & Waterloo Street. A license fee for application will be payable and work to the home maybe required. Full information: <https://www.eaststaffsbc.gov.uk/housing-and-property/landlords/selective-licensing-scheme>

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