



Henley Grove, Church Gresley, Swadlincote, DE11 9TS

Nicholas  
Humphreys

£250,000

**\*\* Modern Semi Detached \*\* High Specification \*\* Open Plan Kitchen Diner \*\* Study & Lounge \*\***

Well presented three bedroom modern home set within a popular residential development in the heart of Church Gresley. The accommodation features a front aspect lounge with bay window and feature gas fire, impressive open plan dining kitchen with central island and integrated appliances, guest cloakroom and a versatile rear study/garden room with French doors onto the landscaped rear garden.

To the first floor are three bedrooms and a Jack & Jill bathroom with four piece bathroom suite. Outside offers driveway parking, single garage and an enclosed low maintenance landscaped rear garden. Conveniently located for local amenities and countryside walks. Viewings strictly by appointment only.



## **The Accommodation**

Set back from the road behind a low maintenance front garden, this well presented modern home occupies a desirable position on a popular residential development within the heart of Church Gresley, with a wide range of amenities and scenic countryside walks all within easy walking distance.

A front entrance door opens into a welcoming reception hallway, having laminate flooring, a single radiator, and staircase rising off to the first floor accommodation. The laminate flooring continues through into the front aspect lounge, a bright and comfortable living space with a walk-in bay window, feature gas fire with black granite backing and hearth, and attractive stone surround. Double internal doors open through into the impressive open plan dining kitchen, creating an ideal day-to-day family space and perfect layout for entertaining.

The open plan dining kitchen offers a wide selection of gloss fronted base cupboards and eye level wall units, complemented by a central island with additional storage. The kitchen benefits from an excellent range of integrated appliances including built-in fridge and freezer, stainless steel double oven, four-ring gas hob with extractor hood above, built-in microwave, and a one-and-a-half bowl stainless steel sink unit with drainer. There is also a concealed slimline dishwasher, plus concealed washer dryer. Finished with ceramic tiled flooring, the room also provides a useful built-in coats cupboard, a UPVC double glazed window overlooking the landscaped rear garden, a single radiator, and access through to a guest cloakroom.

The guest cloakroom is fitted with a low level WC and hand wash basin with mixer tap, with a single radiator and wall mounted gas central heating boiler.

Concluding the ground floor accommodation is the rear aspect study / garden room, a versatile space suitable for home working, playroom or additional sitting room. This room continues the ceramic tiled flooring, has a single radiator, UPVC double glazed window, and French patio doors opening out onto the landscaped rear garden.

To the first floor, the landing has a UPVC double glazed window to the side elevation and an airing cupboard housing the pressurised hot water cylinder. Doors lead off to the three bedrooms and bathroom. The principal bedroom is positioned to the rear aspect, enjoying views over the rear garden, having a single radiator and built-in triple wardrobes. An internal door leads through to a Jack and Jill style bathroom, fitted with a modern four-piece white suite comprising a WC, hand wash basin, panel bath and walk-in shower enclosure with thermostatic shower. With ceramic tiled flooring, single radiator, and a further door returning to the landing.

Bedroom two is a double bedroom positioned to the front elevation, having a UPVC double glazed window, single radiator and built-in double wardrobe. Bedroom three, also on the front aspect, includes a radiator, built-in wardrobe and useful storage space above the stairs.

Outside, a side tarmac driveway provides off-road parking and access to a single garage. A gated access leads along the driveway into the enclosed hard landscaped rear garden, designed for low maintenance and outdoor enjoyment, offering a slate slab tiled patio area, raised decking, artificial lawn and timber fenced boundaries.

The internal accommodation is very well presented throughout, and viewings are strictly by appointment only.

## **Hallway**

### **Lounge**

4.52m x 3.63m max (14'10 x 11'11 max)

### **Kitchen Diner**

4.62m max 3.35m max (15'2 max 11'0 max)

### **Study/ Garden Room**

2.44m x 2.44m (8'0 x 8'0)

### **Guest Cloakroom**

## **First Floor**

### **Master Bedroom**

3.99m max x 2.77m max (13'1 max x 9'1 max)

### **Bedroom Two**

3.02m max x 2.34m (9'11 max x 7'8)

### **Bedroom Three**

2.24m x 2.08m (7'4 x 6'10 )

## **Jack N Jill Bathroom**

## **Garage & Gardens**

Property construction: Standard

Parking: Drive & Garage

Electricity supply: Mains

Water supply: Mains

Sewerage: Mains

Heating: Mains Gas

Council Tax Band: B

Local Authority: South Derbyshire Borough Council

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](http://www.gov.uk/government/organisations/environment-agency)

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

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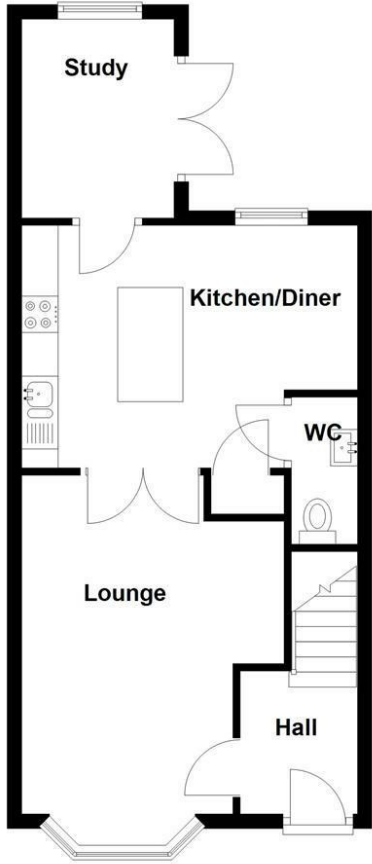
Draft details awaiting vendor approval and subject to change



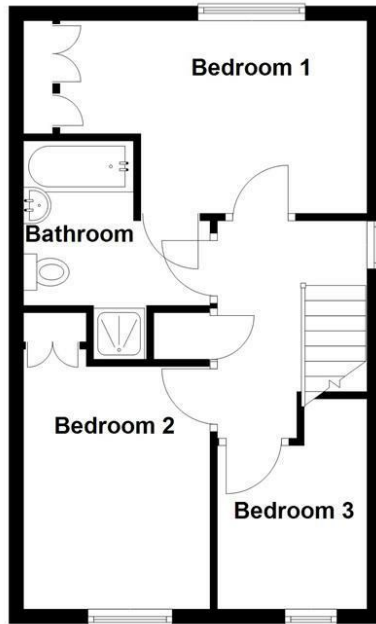




**Ground Floor**



**First Floor**



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Plan produced using PlanUp.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>93</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>	<b>80</b>	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

## Important Notes, Charges & Selective Licence Areas

**AML & ID Verification Checks & Charges.** In accordance with our legal obligations under the Money Laundering Regulations 2017, and the Protecting Against Money Laundering and Proceeds of Crime Act 2002, we are required to carry out Anti-Money Laundering (AML) identity verification and source-of-funds checks on all purchasers and, where applicable, any third-party cash donors once an offer has been accepted on a property. We use "Thirdfort" to complete these checks. This process does not involve a credit check and will therefore have no impact on your credit history. With effect from 1st March 2026, a non-refundable compliance fee of £30.00 + VAT (£36.00 including VAT) will be payable per person, per transaction, covering AML checks for purchasers and/or cash donors. This fee must be paid in advance, once an offer is agreed and prior to a sales memorandum being issued.

Where there is more than one purchaser and/or cash donors, an additional fee of £36.00 including VAT per additional person will be required. The compliance fee is non-refundable, as the checks are undertaken immediately upon instruction and the associated costs are incurred regardless of whether the transaction proceeds to completion. This applies whether the sale or purchase falls through due to the actions of the purchaser, the vendor, or for any other reason.

**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.

**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 Licence 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>