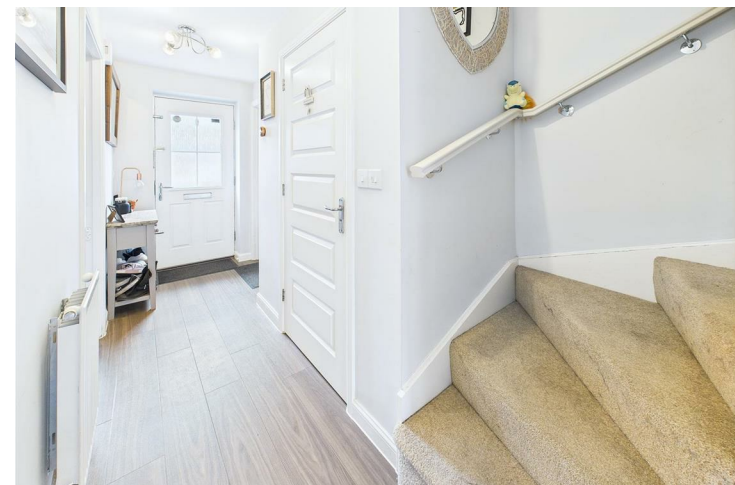
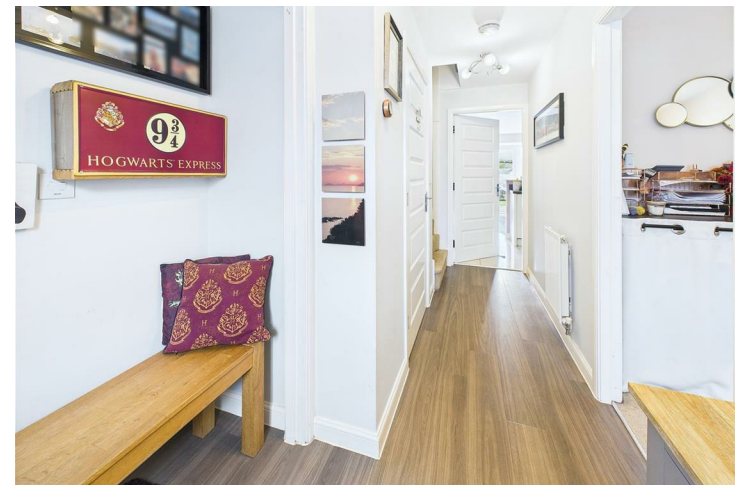




Sunderland Close, Church Gresley, DE11 9GW

Offers Over £250,000



**Sunderland Close, Church Gresley,
DE11 9GW**

Offers Over £250,000

Tucked away on a quiet cul-de-sac in the popular Church Gresley area, this well-presented four-bedroom town house offers flexible, family-sized living spread across three floors. The layout is perfect for the modern lifestyle, combining sociable open-plan ground floor living with a separate first-floor as well as another flexible space that can be used as another bedroom or living area.

Internally, the home provides a dedicated ground floor study, a bright and airy open-plan kitchen/living/dining space with French doors onto the garden, and two bathrooms including a modern shower room and a family bathroom on the top floor. Outside, the low-maintenance garden features artificial turf, a smart patio area with pergola, and direct access to the driveway and single garage.

The property enjoys excellent access to nearby schools, parks, commuter routes and Swadlincote town centre.

ACCOMMODATION

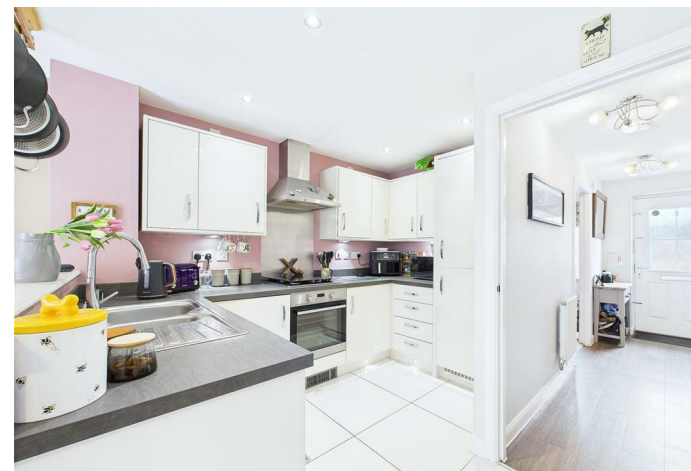
Entrance Hall – 1.95m x 4.06m (6'4" x 13'3")

A welcoming hallway with modern wood-effect flooring, radiator, and staircase to the first floor. Doors lead to the study, WC and kitchen/diner.

Study – 1.86m x 2.75m (6'1" x 9'0")

Located at the front of the property, this versatile room is perfect as a home office, snug or playroom. Features a front-facing window and radiator.

Open-Plan Kitchen / Living Area – 3.92m x 4.29m



(12'10" x 14'0")

A bright and beautifully presented open-plan space, perfect for everyday living and entertaining. The kitchen is fitted with a comprehensive range of modern units, integrated electric oven and hob with stainless steel extractor, sink and drainer, integrated fridge/freezer and plumbing for appliances. The tiled floor continues through to the dining/living area, with French doors opening directly onto the garden. A breakfast bar and pendant pan rack add a touch of style and practicality.

Guest WC – 0.84m x 1.62m (2'9" x 5'3")

Comprising a low-level WC and wash hand basin with tiled splashback and radiator.

First Floor Landing – 1.55m x 2.61m (5'1" x 8'7")

Giving access to the lounge, first bedroom and shower room.

Lounge / Bedroom – 4.00m x 3.10m (13'1" x 10'1")

A generously sized lounge with two front-facing windows, providing a cosy retreat away from the main family living area. Radiator and fitted carpet.

Bedroom One – 3.96m x 3.02m (12'11" x 9'11")

Spacious double bedroom with two rear-facing windows overlooking the garden, radiator, and neutral décor.

Shower Room – 1.54m x 2.14m (5'0" x 7'0")

Fitted with a modern three-piece suite comprising corner shower enclosure with sliding doors, wash hand basin and WC, tiled surrounds, extractor fan and a side-facing window.

Second Floor Landing – 1.71m x 1.78m (5'7" x 5'9")

Accessing the final two bedrooms and the family

bathroom.

Bedroom Two – 3.87m x 3.44m (12'8" x 11'3")

A large double bedroom with front-facing dormer window, ample space for wardrobes and drawers, radiator and fitted carpet.

Bedroom Three – 2.95m x 1.95m (9'8" x 6'4")

A good-sized single bedroom with rear-facing window, ideal for a nursery, study or child's room.

Family Bathroom – 1.77m x 1.94m (5'9" x 6'4")

Comprising a modern white suite including panelled bath, pedestal wash basin and WC. Tiled surrounds, radiator, extractor fan and rear-facing window.

Garage- The property has a detached garage with power and lighting.

Outside

To the front is a small foregarden with access to the front door. The enclosed rear garden has been landscaped for ease of maintenance, featuring artificial lawn, a gravelled section, and a patio seating area with timber pergola – perfect for outdoor dining or relaxing.

Additional Information

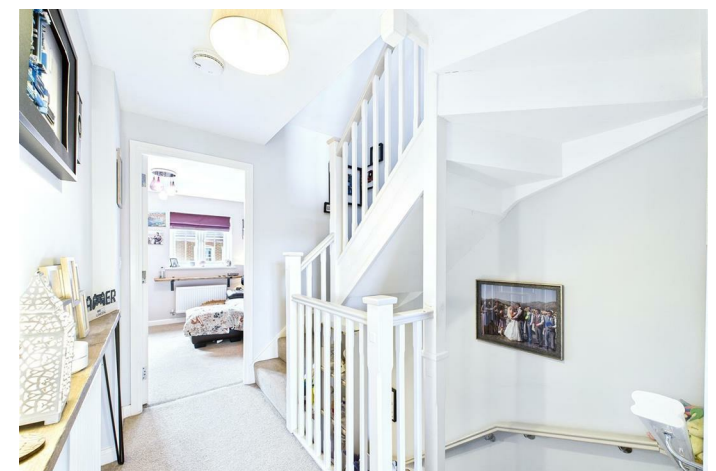
Tenure: Freehold

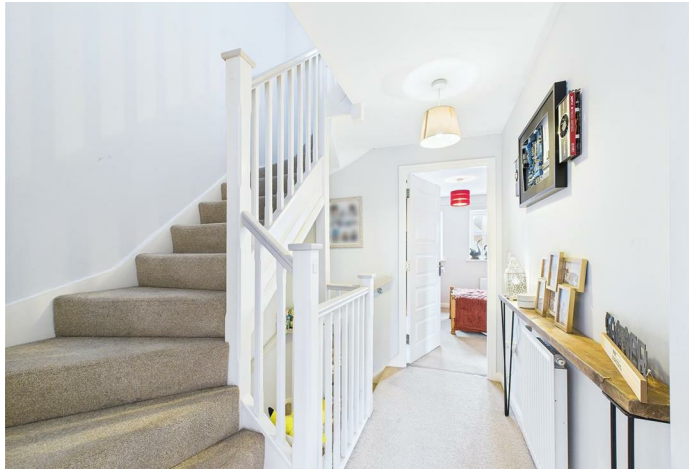
Council Tax Band: C

EPC Rating: TBC

Local Authority Area: South Derbyshire

We wish to clarify that these particulars should not be relied upon as a statement or representation of fact and do not constitute any part of an offer or contract. Buyers should satisfy themselves through inspection or other means regarding the correctness of the statements contained herein.





Please note that we have not tested or verified the condition of the services connected to the property, including mains gas, electricity, water or drainage systems. Similarly, we cannot confirm the working order or efficiency of any appliances, heating systems, or electrical installations that may be included in the sale. Prospective purchasers are therefore advised to carry out their own independent investigations and surveys before entering into a legally binding agreement.

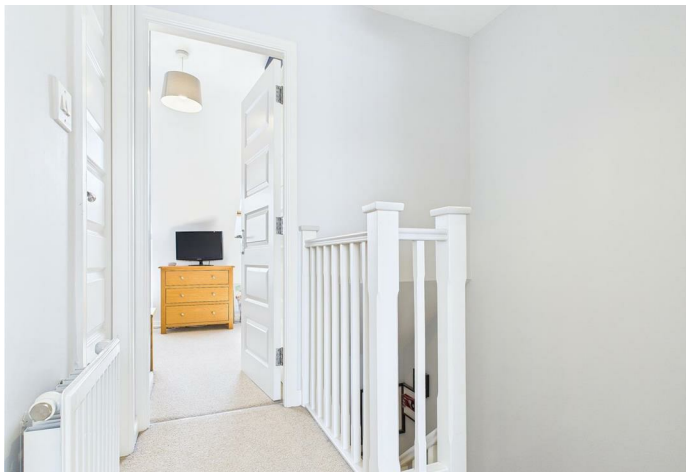
Money Laundering Regulations 2003:

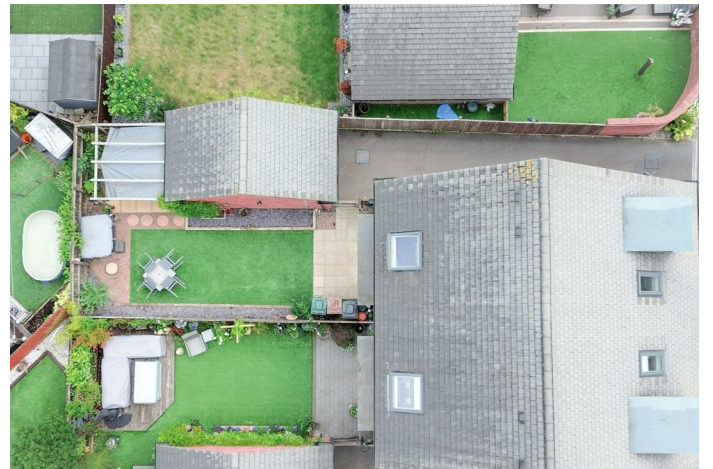
In accordance with the Money Laundering Regulations 2003, we are obligated to verify your identification before accepting any offers.

Floorplans:

We take pride in providing floorplans for all our property particulars, which serve as a guide to layout. Please note that all dimensions are approximate and should not be scaled.

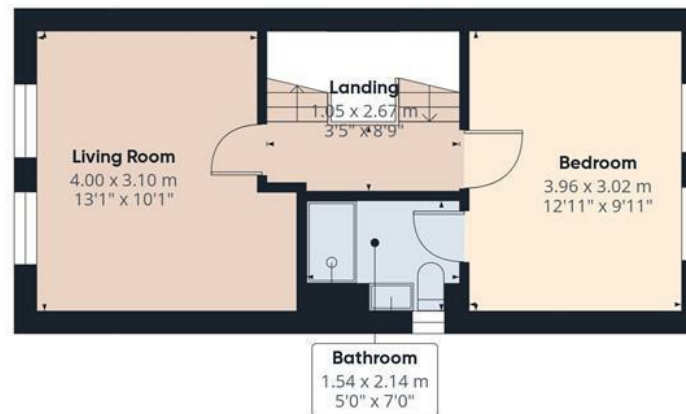








Floor 0



Floor 1



Floor 2

Approximate total area⁽¹⁾

94.2 m²

1015 ft²

Reduced headroom

3.5 m²

38 ft²

(1) Excluding balconies and terraces


Reduced headroom

..... Below 1.5 m/5 ft

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360

ENERGY PERFORMANCE CERTIFICATE

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

LOCAL AUTHORITY

South Derbyshire

TENURE

Freehold

COUNCIL TAX BAND

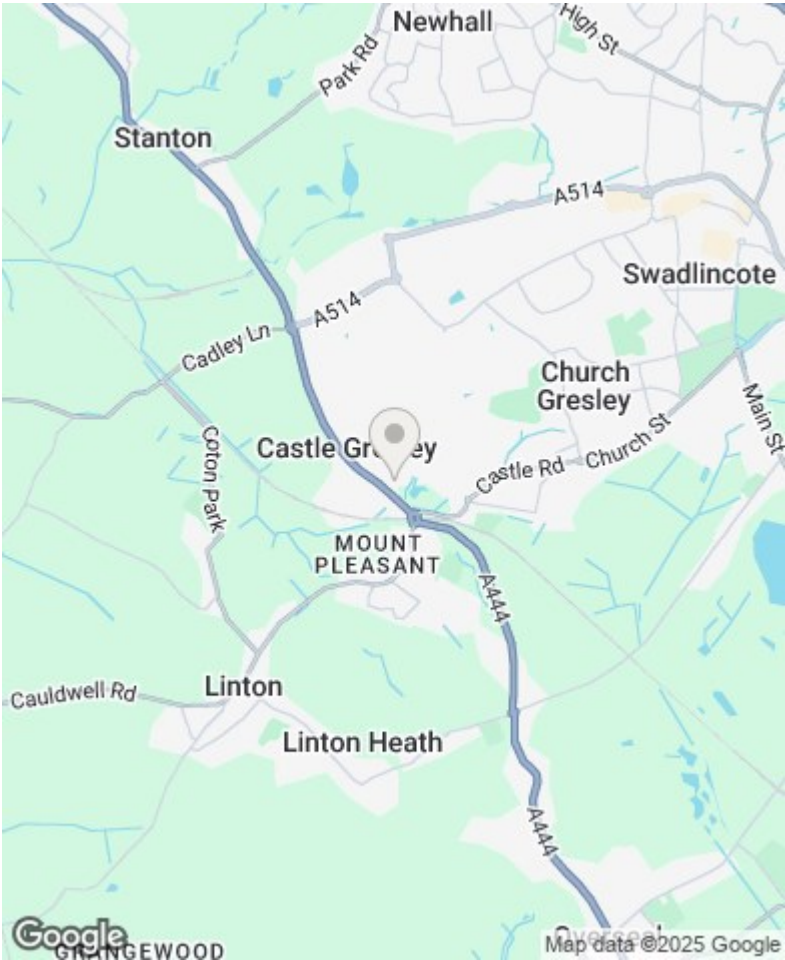
C

VIEWINGS

By prior appointment only

PROPERTY SUMMARY

- Versatile Three/Four Bedroom Semi-Detached Home
- Stylish Open-Plan Kitchen, Dining & Living Space
- Additional First Floor Lounge
- Ground Floor Study & Downstairs WC
- Landscaped Rear Garden with Pergola & Patio
- Driveway & Detached Garage
- Centrally Located for Commuters
- Nearby Schools and Amenities



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