





Moray Close, Swadlincote, DE11 9HL





Offers Over £255,000

Open House
estate agents

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A well presented three bedroom detached family home situated on Moray Close in the popular residential area of Church Gresley. Offering a particularly practical layout, the property combines a spacious lounge with a generous kitchen/diner, while upstairs the principal bedroom benefits from its own dressing area and en-suite shower room.

Outside, there is driveway parking with a covered carport alongside the house, while the enclosed rear garden offers a mixture of patio, lawn and low-maintenance landscaped areas. The property is well placed for local amenities and provides convenient access to Swadlincote and the surrounding towns and villages.

Location
Church Gresley is a popular residential area on the outskirts of Swadlincote, offering a good range of everyday amenities within the surrounding area. Swadlincote town centre provides further shopping, leisure and recreational facilities, while the location is also convenient for travelling towards Burton upon Trent, Ashby-de-la-Zouch and the wider road network.

Entrance Hall
The property is entered into a welcoming hallway with wood-effect flooring and stairs rising to the first floor. The hall provides access through to the main ground floor accommodation.

Lounge
A spacious reception room providing plenty of space for both seating and additional furniture. A








front-facing bay window brings in good natural light, while a feature fireplace forms a central focal point. Wood-effect flooring and a mixture of neutral décor and feature wallpaper complete the room.

Kitchen/Diner
The kitchen/diner provides a generous and versatile space with ample room for a dining table and seating area. The kitchen itself is fitted with a range of wood-effect wall and base units complemented by dark work surfaces and tiled splashbacks. There is an integrated oven with hob above, stainless steel sink and drainer and space for further appliances. Windows provide additional natural light, while glazed French doors open directly onto the rear garden, making the dining area particularly well suited to family living and entertaining. Glazed internal double doors connect the room back towards the Inner-Hallway and lounge.

Ground Floor WC
A useful guest cloakroom fitted with a WC and wall-mounted wash basin.

First Floor Landing
A spacious landing with grey carpeting, white balustrade and access to the bedrooms and family bathroom. There is also access to the loft space.

Principal Bedroom
A generous principal bedroom finished with grey carpeting and a distinctive feature colour scheme. An opening leads through to a separate dressing area, creating a useful division between the sleeping and storage spaces.

Dressing Area
A particularly useful addition to the principal bedroom, fitted with a substantial range of built-in wardrobes including mirrored doors. The dressing area also provides direct access to the en-suite.

En-Suite Shower Room
Fitted with a shower enclosure, pedestal wash basin and WC, complemented by tiled walls around the main wet areas and a frosted window.

Bedroom Two
A good sized double bedroom with grey carpeting, neutral décor and a feature wall. A window provides natural light and there is ample space for bedroom furniture.

Bedroom Three
Another well proportioned bedroom, finished with grey carpeting and neutral tones alongside a decorative feature wall.

Family Bathroom
The family bathroom is fitted with a panelled bath, pedestal wash basin and WC. There is tiling to the main splashback and bathing areas, wood-effect flooring and a frosted window.

Outside

Front
To the front is a smart approach to the property with a covered entrance beneath an attractive timber-framed canopy. A driveway runs alongside the house and beneath a covered carport, providing off-road parking and gated access towards the rear.

Rear Garden
The enclosed rear garden has been arranged to offer a mixture of practical outdoor seating and landscaped areas. French doors from the kitchen/diner open onto a

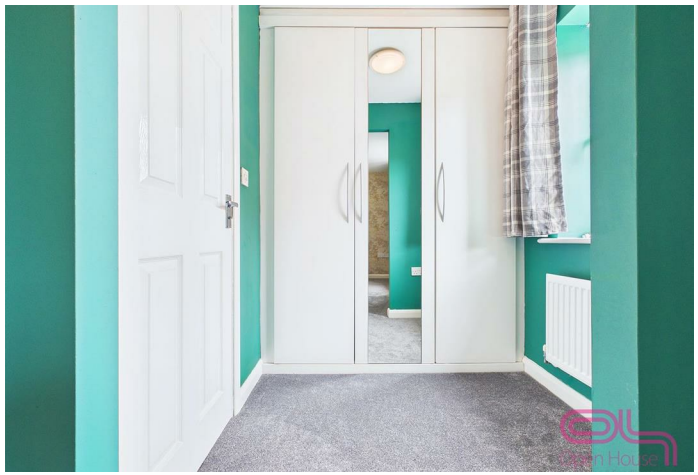












paved patio, providing an ideal spot for outdoor furniture. Beyond this is a central lawn bordered by gravelled areas, established shrubs and small trees, with dark-painted fencing providing an attractive backdrop. A further hardstanding area sits alongside the property, while the garden also features a distinctive covered seating area built into the landscaping.

Additional Information
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.















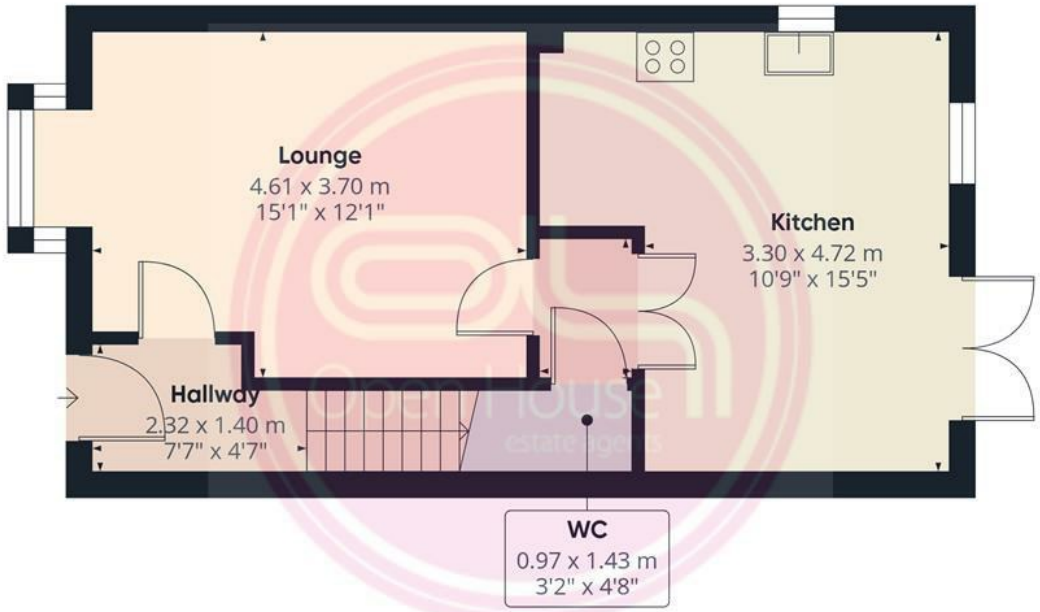












Floor 0



Floor 1

W
S N
E

GLA[1]

97.39 m²

1048.31 ft²

Total

97.39 m²

1048.31 ft²

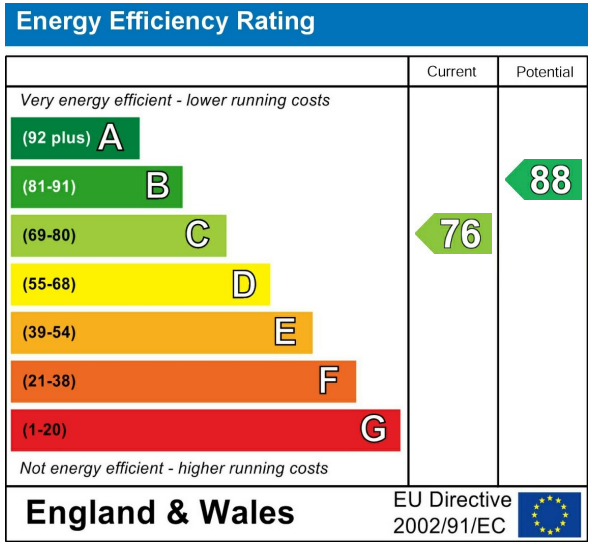
(1) Finished, above grade

Ext. wall thickness assumed: 15.24 cm/6 in

Calculations reference the ANSI-Z765 standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360

ENERGY PERFOMANCE CERTIFICATE



LOCAL AUTHORITY
South Derbyshire

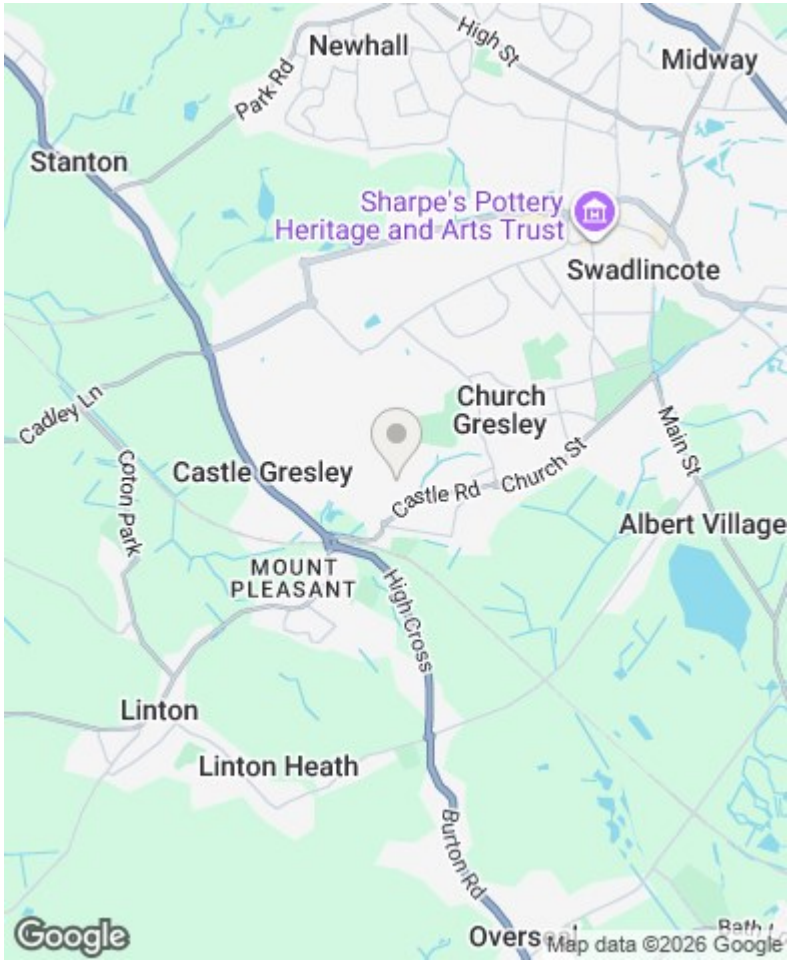
TENURE
Freehold

COUNCIL TAX BAND
D

VIEWINGS
By prior appointment only

PROPERTY SUMMARY

- Well Presented Three Bedroom Detached Home
- Spacious Lounge With Feature Fireplace
- Generous Kitchen/Diner With Garden Access
- Principal Bedroom With Dressing Area & En-Suite
- Two Further Good Sized Bedrooms
- Family Bathroom & Ground Floor WC
- Driveway Parking & Covered Carport
- Enclosed Landscaped Rear Garden
- Modern Neutral Décor Throughout Much Of The Home
- Popular Church Gresley Location



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