

Regent Street, Church Gresley, Swadlincote, DE11

Swadlincote

REDUCED £159,950

Bedrooms: 2 | **Bathrooms:** 1 | **Receptions:** 1

This attractive **two-bedroom end townhouse**, offered with **no onward chain**, presents an excellent opportunity for comfortable modern living in Church Gresley. Boasting a newly fitted wet room, convenient parking with a carport, and a low-maintenance garden, this property is perfect for those seeking a practical and inviting home.

Upon arrival, a newly constructed porch leads into the spacious lounge, featuring an under stairs cupboard for practical storage. The lounge provides a welcoming area for relaxation and entertaining. Adjacent to this, the kitchen/diner offers a functional space for daily meals, creating a central hub for the home, with doors to the rear garden.

Upstairs, you will find two well-proportioned bedrooms. Bedroom One benefits from a built-in wardrobe and an additional built-in cupboard, offering ample storage solutions. Bedroom Two provides a comfortable space for a variety of needs. The newly fitted wet room adds a touch of modern convenience and accessibility.

Outside, the property provides a driveway leading to a carport, ensuring convenient off-road parking. The front also features a gravelled area and a side access gate to the rear garden. The private rear garden is designed for ease of maintenance, with a patio area, artificial grass, and a useful shed, perfect for outdoor enjoyment without extensive upkeep.

Located in Church Gresley, the property enjoys proximity to local schools and amenities, with easy access to major transport routes. This home benefits from double glazing and gas central heating throughout.

Council Tax Band A / EPC Rating E / Freehold.

Porch - 1.73m x 0.81m (5'8" x 2'8")

Newly constructed
Lounge - 4.22m x 4.06m (13'10" x 13'4")

Under stairs cupboard.
Kitchen/Diner - 4.22m x 2.51m (13'10" x 8'3")

Bedroom One - 3.48m x 3.28m (11'5" x 10'9")

Built in wardrobe, built in cupboard.
Bedroom Two - 3.28m x 2.34m (10'9" x 7'8")

Wetroom - 1.98m x 1.63m (6'6" x 5'4")

Newly fitted
Front

Drive to car port, gravelled area, side access gate.
Rear

Patio, artificial grass, shed.















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