



£325,000

4 Bedroom Detached House for sale  
Portsmouth Close CHURCH GRESLEY, SWADLINCOTE



**EweMove**  
SALES AND LETTINGS



## Overview

Not one to be missed, this beautiful house has some incredible features including a carport with off-road parking for two cars and a garage, office/playroom, open-plan kitchen/diner with bi-fold doors, South-West facing, landscaped garden with an electric awning and a dual aspect living room.



## Key Features

- Secure carport with parking for two cars
- 17ft single garage
- South-West facing garden
- Open-plan kitchen-living-diner with bi-fold doors
- Landscaped garden with electric awning
- Fitted wardrobes in all bedrooms
- Dual aspect lounge with Juliette balcony
- Office/playroom









This beautiful 4-bed, 3-storey detached house on Portsmouth Close has so much to offer! It is located on a quiet cul-de-sac on the popular 'Drum & Monkey estate', meaning it is close to good schools and local amenities and has great transport links close to many main roads, perfect for commuting.

It has a fantastic sized, secure carport with an electric motorised door, that leads to parking for two cars, as well as side access into the back garden and to the 17ft long garage, which has added storage at the back. The South-West facing back garden is beautifully landscaped with a patio area, lawn and flower beds. On the patio is an electric awning, which offers any needed shade when enjoying the garden. The garden also has a handy side area perfect for storage where there is also a hot outside tap, along with a cold tap on the drive, which is great for washing the car.

On the ground floor of the house, there is a beautiful kitchen, diner/living space which has incredible bi-folding doors that lead out onto the patio. Due to the South-West facing garden, this space gets lovely and warm during the Spring and Summer months and is great for making it feel open, airy and bright by connecting the inside and outside spaces. Downstairs also has a handy office/playroom, toilet and a spacious entry hallway with a cupboard for extra storage.

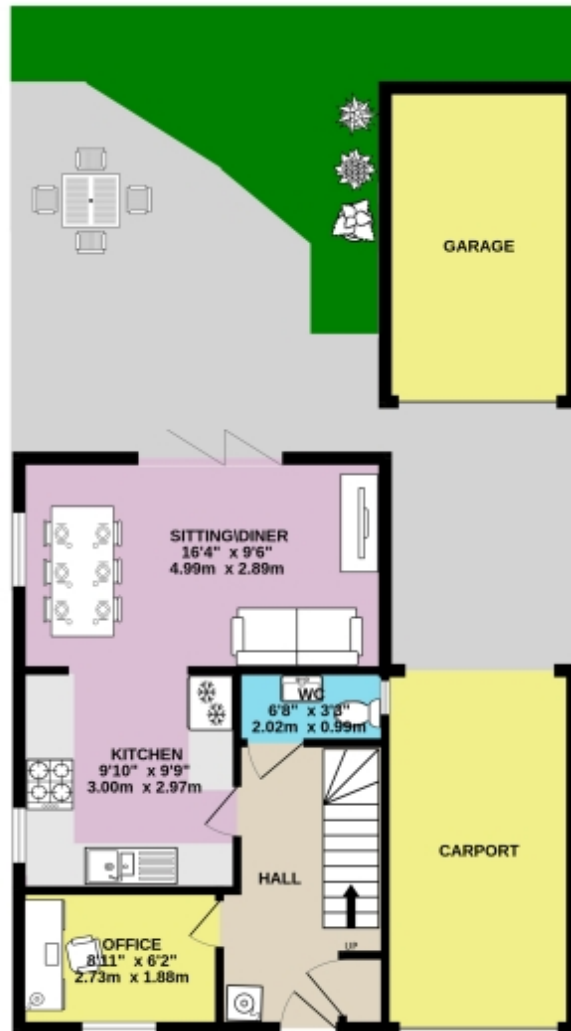


On the first floor, there is a large dual aspect lounge, which has enough room for a corner sofa, snug chair, TV unit and other furniture, with a Juliette balcony and a side window. This floor also has the excellent sized master bedroom which has built in wardrobes and leads to the ensuite.

On the second floor is a further three bedrooms, all with fitted wardrobes for great storage which really helps to maximise the space. There are two great sized double bedrooms and a comfortable single. On this floor, there is also the family bathroom which has a bath with a mixer shower. The window on the landing gives great views of the local area.

# Floorplans

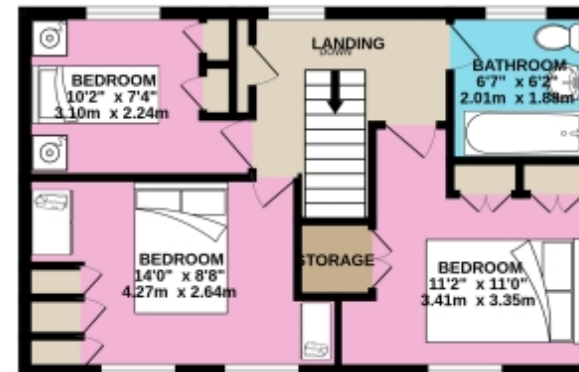
GROUND FLOOR  
670 sq.ft. (62.2 sq.m.) approx.



1ST FLOOR  
403 sq.ft. (37.4 sq.m.) approx.



2ND FLOOR  
403 sq.ft. (37.4 sq.m.) approx.



TOTAL FLOOR AREA : 1475 sq.ft. (137.1 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
Made with Metropix ©2024

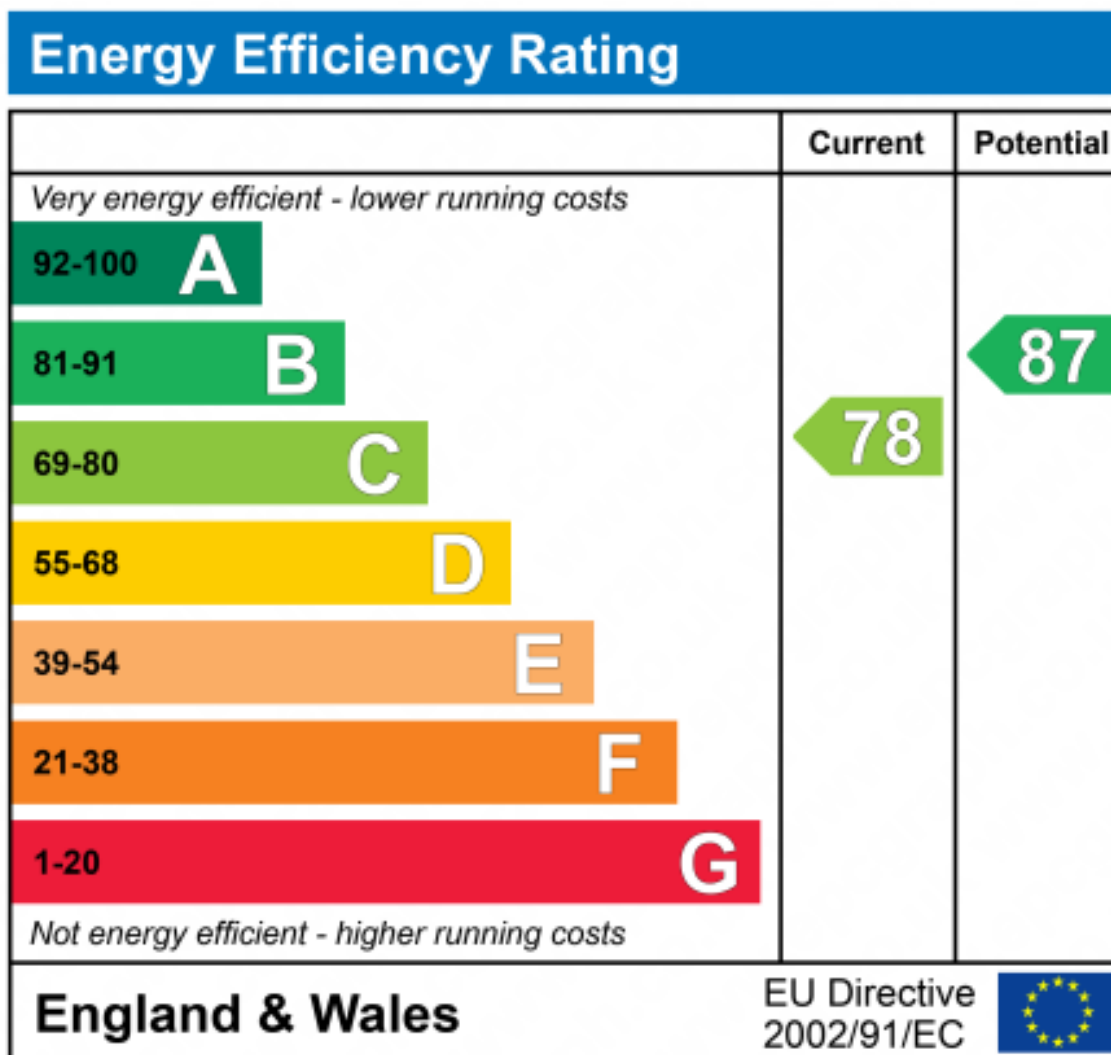
# Floorplans



**TOTAL FLOOR AREA : 1475 sq.ft. (137.1 sq.m.) approx.**

For illustrative purposes only. Decorative finishes, fixtures, fittings and furnishings do not represent the current state of the property. Measurements are approximate. Not to scale.  
Made with MetroPix © 2024







Marketed by EweMove Ashby de la Zouch

01530 442 356 (24/7)

ashbydelazouch@ewemove.com



**EweMove**  
SALES AND LETTINGS