



26 Talbot Street  
Church Gresley, Swadlincote, DE11 9PG

Asking price £245,000





# Brief Description

A TRULY IMPRESSIVE three-bedroom semi-detached home offering far more than meets the eye. Beautifully presented throughout and finished to a high, contemporary standard, this property combines stylish internal accommodation with an EXCEPTIONAL RANGE OF OUTSIDE FEATURES, making it a home that really needs to be viewed to be fully appreciated.

The ground floor begins with a spacious entrance porch leading into a superb open plan living and dining space. The living area features an impressive tiled MEDIA WALL with feature fireplace and living flame electric fire, illuminated shelving, ceiling fan and extensive under-stairs storage. The dining area benefits from a feature mirrored glass wall and quality wooden shutter blinds.

The MODERN KITCHEN is fitted with attractive dove grey Shaker style units, stone worktops, inset sink and Kettle hot water tap, together with a range of integrated appliances including a dishwasher, washing machine, Bosch double oven and grill, hob, extractor and fridge. French doors with integrated blinds open directly onto the rear garden.

Upstairs are three well-proportioned double bedrooms, including a master bedroom with extensive built-in wardrobe storage, along with a recently refitted and BEAUTIFULLY PRESENTED, LUXURIOUS FAMILY BATHROOM SUITE with large sunken corner bath..

Outside is where this property becomes particularly special. The front provides a predominantly paved garden and DRIVEWAY PARKING FOR SEVERAL VEHICLES.

The rear garden has been designed to create a fantastic entertaining and lifestyle space, complete with palm trees, a feature aquarium installation with viewing glass, a double log cabin and a separate GYMNASIUM INCORPORATING A SHOWER AND SAUNA (gym equipment sold by separate negotiation)

There is also a SUBSTANCIAL GARAGE fitted with a roller shutter door, offering exceptional storage, workshop or vehicle space.







## ON THE GROUND FLOOR

Entrance Porch  
9'5" x 4'7" (2.89 x 1.42)

Lounge Diner  
27'9" x 11'7" (8.46 x 3.55)

Kitchen  
13'8" x 12'5" (4.18 x 3.8)

## ON THE FIRST FLOOR

Landing

Bedroom One  
16'1" x 8'4" (4.91 x 2.56)

Bedroom Two  
11'3" x 12'1" (3.43 x 3.69)

Bedroom Three  
8'3" x 12'6" (2.52 x 3.82)

Bathroom  
4'8" x 12'4" (1.43 x 3.78)



## ON THE OUTSIDE

Front Garden

Driveway

Rear Garden

Garage  
8'0" x 20'4" (2.44 x 6.22)

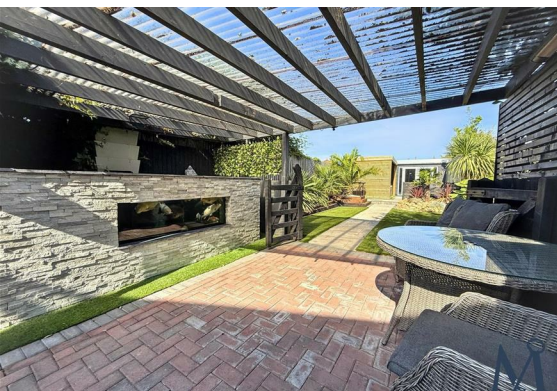
Gymnasium  
20'0" x 19'3" (6.11 x 5.89)

Shower / WC  
7'4" x 4'3" (2.26 x 1.31)

Office  
8'11" x 8'11" (2.74 x 2.73)

Lodge  
9'3" x 9'9" (2.82 x 2.98)



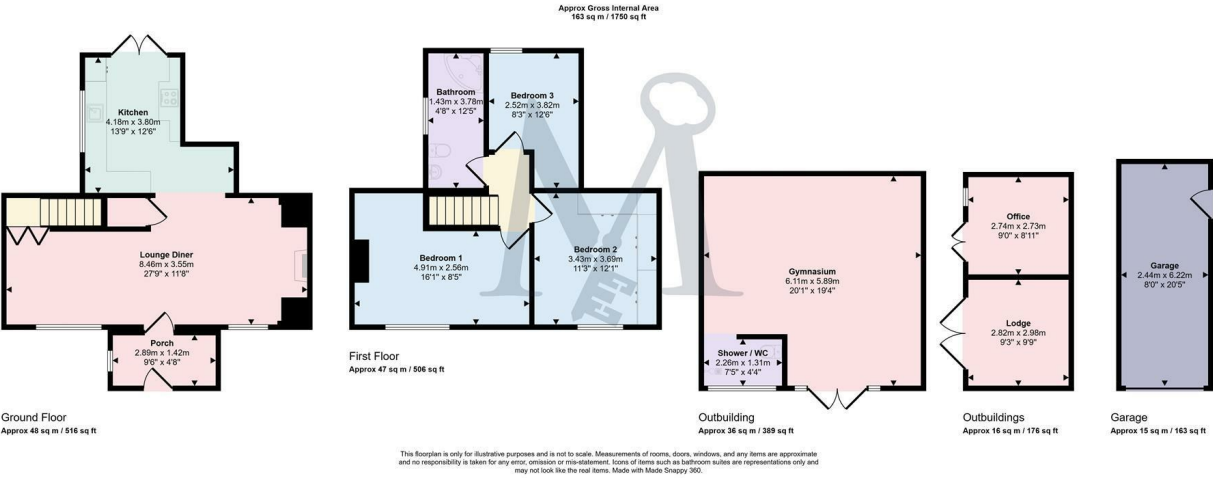








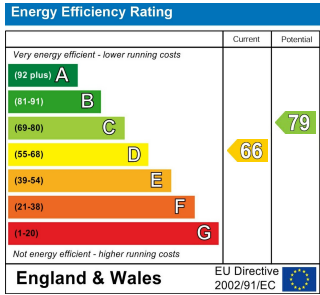
Floor Plan



Area Map



Energy Efficiency Graph



Viewing

Please contact our Maynard Estates Office on 01530 682886 if you wish to arrange a viewing appointment for this property or require further information.

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