



**19 Regent Street**  
**Church Gresley, Derbyshire DE11 9PL**  
**£290,000**

The logo for lizmilsom properties, featuring a red house icon above the text "lizmilsom" in a bold, sans-serif font, with "properties" in a smaller font below it.

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## 19 Regent Street, Church Gresley, Derbyshire DE11 9PL

**\*\*LIZ MILSOM PROPERTIES \*\*** are delighted to bring Regent Street to the market. A beautifully presented four-bedroom semi-detached family home, blending charming period features with spacious and versatile accommodation. Situated in a popular setting, with ample off-road parking, the property boasts a bright bay-fronted lounge, a stylish breakfast kitchen/diner, and a private, well-maintained rear garden. With four generously sized double bedrooms, a dedicated dressing room, and a modern family bathroom. This gorgeous home boasts, flexible living spaces ideal for modern lifestyles, offering both character and practicality in equal measure. EPC: D/ TAX BAND: B. Call to arrange your viewing today !

- Four Bedroom semi-detached family home with period features
- Attractive bay-fronted lounge with feature open fireplace
- Four generously sized double bedrooms
- Modern Family bathroom & ground floor wc
- driveway providing ample off-road parking to front and rear with Garage
- Spacious breakfast kitchen/diner with stylish fitted units
- Character features including parquet flooring and high ceilings
- Separate dressing room to bedroom one
- Private and non-overlooked rear garden
- EPC: D / TAX BAND: B



## Location

Situated in a convenient and well-established popular area of Church Gresley, this attractive four-bedroom semi-detached character home on Regent Street offers an excellent balance of charm and practicality. The location benefits from close proximity to a range of local amenities, including shops, supermarkets, cafés, and well-regarded schools, making it ideal for families. Swadlincote town centre is just a short distance away, providing a wider selection of retail and leisure facilities. Commuters will appreciate the easy access to major road links including the A444 and A42, connecting to Burton upon Trent, Derby, and beyond. The area also enjoys nearby parks and green spaces, perfect for outdoor activities, enhancing the appeal of this well-positioned home.

## Overview - 19 Regent Street – A Characterful Four

Situated on a popular setting in Church Gresley, this beautifully presented four-bedroom semi-detached home offers an exceptional blend of period charm and spacious modern living, with the added benefit of generous off-road parking options

To the front, the property is accessed via a front gate which has a patterned tile pathway leading up to front entrance door, an attractive archway guides you to a covered porch and a striking coloured glass front door, to the side there is a low maintenance driveway, which extends through to additional parking at the rear.

Upon entering, you are welcomed by a spacious reception hallway featuring parquet flooring and a useful understairs storage cupboard, with doors leading to the all ground floor living spaces. The spacious lounge is positioned to the front of the property, being bathed in natural light thanks to dual aspect windows, to the rear and front aspects, including an elegant bay window. High ceilings enhance the sense of space, while a stunning open fire with cast iron surround, wooden mantle, and ceramic tiled insert creates a charming focal point.

To the rear, the impressive breakfast kitchen/diner offers a stylish and functional space for family living and entertaining. It features a range of wall and base units in a striking midnight blue, complemented by wooden worktops. Integrated features include a Belfast sink positioned beneath a side-facing window, while a further bay window to the side aspect allows light to flood the room. There is ample space and plumbing for additional appliances. A secondary hallway leads from the kitchen, providing access to a convenient downstairs WC fitted with a low-level toilet and wash hand basin, as well as a door opening out to the rear garden.

The first floor is accessed via a split-level staircase from the hallway. Bedroom One is a standout feature, boasting a beautiful walk-in bay window creating a bright and airy feel to the space. This room also benefits from access to a separate dressing room complete with fitted shelving and useful storage options

There are three further generously sized double bedrooms, all overlooking the rear elevation, each with radiators, ample natural light and space for free standing furniture. Two of these rooms are currently utilised as a home office and gym, demonstrating the home's

versatility.

The family bathroom is traditionally styled and comprises a three-piece suite including a high-flush WC, wash hand basin, and panelled bath with mains shower over, complemented by an opaque side window.

Externally, the rear garden is a true highlight—private and not overlooked, with a combination of decking, patio spaces, and a substantial lawn. A useful outbuilding provides additional storage, while a secure wooden gate leads to the rear parking area and a garage with an up-and-over door.

This delightful home presents a fantastic opportunity to acquire a spacious family residence full of character and original features, combined with practical living space and excellent off-road parking. Early viewing is highly recommended.

## Reception Hallway

### Guest Cloakroom/WC

### Front Reception Room

23'6 x 11'5 (7.16m x 3.48m)

### Fabulous Breakfast Kitchen/Diner/family room

20'2 x 9'0 (6.15m x 2.74m)

### Stairs leading to the First Floor & Landing

### Master double Bedroom

15'6 x 11'0 (4.72m x 3.35m)

### Separate Dressing Area

### Double Bedroom

14'7 x 8'0 (4.45m x 2.44m)

### Double Bedroom

12'0 x 9'5 (3.66m x 2.87m)

### Double Bedroom

10'10 x 9'4 (3.30m x 2.84m)

### Contemporary Family Bathroom

### Viewing Strictly Through Liz Milsom Properties

To view this lovely property please contact our dedicated Sales Team at Liz Milsom Properties.

We provide an efficient and easy selling/buying process, with the use of latest computer and internet technology combined with unrivalled local knowledge and expertise. PUT YOUR TRUST IN US, we have a proven track record of success as the TOP SELLING AGENT locally – offering straight forward honest advice offering COMPETITIVE fees.

Available:

9.00 am – 6.00 pm Monday to Friday (Late Night until 8.00 pm

Thursday)

9.00 am – 4.00 pm Saturday

10.00 am – 12.00 Noon Sunday

## Making An Offer

As part of our dedicated service to our Sellers, we ensure that all potential buyers are in a position to proceed with any offer they make and therefore ask any potential purchaser to speak with our Mortgage Advisor to discuss and establish how they intend to fund their mortgage for the purchase. We work closely with the Mortgage Advice Bureau who can offer Independent Financial Advice, helping you secure the best possible deal and potentially save you money. NB If you are making a cash offer, we will ask you to confirm the source and availability of your funds in order for Liz Milsom Properties to present your offer in the best possible light to our clients.

Property to Sell? Then why pay more?....

At Liz Milsom Properties, we provide an efficient and easy selling/buying process, with the use of latest computer and internet technology combined with unrivalled local knowledge and expertise. Put your trust in us, we have a proven track record of success – offering straight forward honest advice and extremely competitive fees.

## Tenure

Freehold - with vacant possession on completion. Liz Milsom Properties Limited recommend that purchasers satisfy themselves as to the tenure of this property and we recommend they consult a legal representative such as a solicitor appointed in their purchase.

## Services

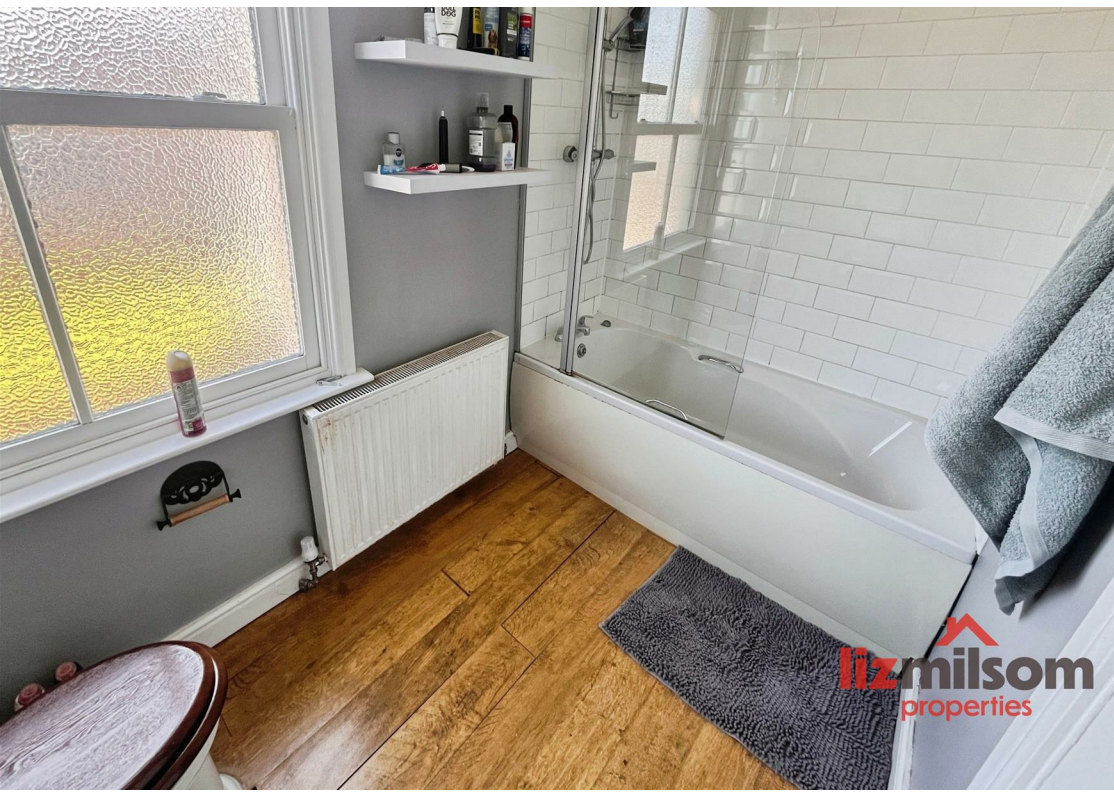
Water, mains gas and electricity are connected. The services, systems and appliances listed in this specification have not been tested by Liz Milsom Properties Ltd and no guarantee as to their operating ability or their efficiency can be given.

## Disclaimer

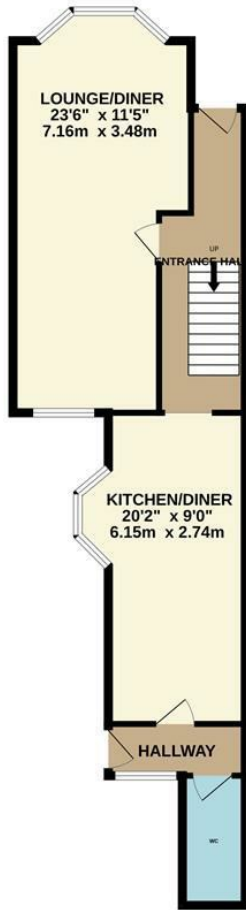
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## Measurements

Please note that room sizes are quoted in metres to the nearest tenth of a metre measured from wall to wall. The imperial equivalent is included as an approximate guide for applicants not fully conversant with the metric system. Room measurements are included as a guide to room sizes and are not intended to be used when ordering carpets or flooring.



GROUND FLOOR  
609 sq.ft. (56.6 sq.m.) approx.



1ST FLOOR  
758 sq.ft. (70.4 sq.m.) approx.

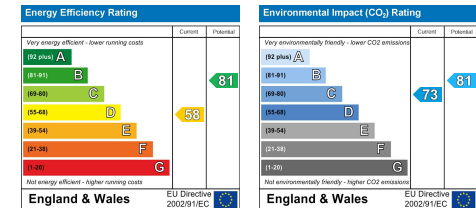


TOTAL FLOOR AREA: 1367 sq.ft. (127.0 sq.m.) approx.

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.  
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## Directions

The property is best approached by travelling from our offices in Hartshorne along the A514 heading towards the Tollgate mini island take the A514 and continue into Swadlincote Road. At the next roundabout take the first exit proceed to the mini island and go back on yourself turning left into along Hearthcote Road Swadlincote and turning left into Regent Street, continue across the junction into its continuation Regent Street, where the subject property is immediately situated on the left hand side clearly denoted by our distinctive red For Sale board. For Sat Nav purposes follow DE11 9PL.



Seabrook House, Dinmore Grange, Hartshorne,  
Swadlincote, Derbyshire DE11 7NJ

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## COUNCIL TAX

Band: B

The vendor informs us that the property is Freehold, however we have not inspected the title deeds. We would advise you consult your own solicitor to verify the tenure.



## THE TEAM

Liz and her team, who are dedicated and strive to provide you with excellent service.... And REMEMBER we are only a phone call or click away.

## GENERAL INFORMATION

NOTE: Whilst we endeavour to make our sales details accurate and reliable, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information for you, particularly if you are contemplating travelling some distance to view the property.

## MONEY LAUNDERING

All Estate Agents are required by Law to check the identification of all Purchasers prior to instructing solicitors on an agreed sale and for all Sellers prior to commencing marketing a property. Suitable forms of ID include new style Drivers Licence and signed Passport.

## THE NATIONAL ASSOCIATION OF ESTATE AGENTS (NAEA)/THE PROPERTY OMBUDSMAN SCHEME

Liz Milsom properties Ltd are proud to be a member of the NAEA and subscribe to their Rules of Conduct and are a member of The Property Ombudsman Scheme (TPO) Code of Practice.

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Your home may be repossessed if you do not keep up repayments on your mortgage.  
There will be a fee for mortgage advice. The actual amount you pay will depend upon your circumstances. The fee is up to 1% but a typical fee is 0.3% of the amount borrowed.

MAB 4202

