



Bath Road, Castle Gresley, Swadlincote, DE11 9GY

Nicholas  
Humphreys

£275,000

Situated on a spacious corner plot in the sought-after village of Castle Gresley, this modern detached family home offers generous internal accommodation, ample off-road parking and a private enclosed rear garden.

The property opens into a welcoming reception hallway with guest cloakroom. The dual-aspect lounge benefits from a front bay window, and French doors opening onto the rear garden. There is a spacious open-plan dining kitchen, featuring gloss-fronted units, built-in double oven, four-ring gas hob with extractor hood and ample space for freestanding appliances. The French doors from the dining area provide access to the garden.

To the first floor are three well-proportioned bedrooms. The master bedroom benefits from built-in wardrobes and a modern en-suite shower room. The second double bedroom also has built-in wardrobes, while the third bedroom overlooks the rear garden. The family bathroom is fitted with a contemporary three-piece suite with shower over the bath.

Externally, a side driveway provides parking for several vehicles and leads to a single garage with electric roller door. The enclosed rear garden includes a paved patio, lawn and decking area, ideal for family use and outdoor entertaining.



## **The Accommodation**

A modern detached family home, occupying a prominent corner plot with an extensive front garden, attractively screened by natural hedging. A side driveway provides off-road parking for several vehicles and leads to the single garage.

The internal accommodation opens via a front entrance door into a welcoming reception hallway, fitted with new carpet, a single radiator and staircase rising to the first floor. The guest cloakroom is fitted with a WC, hand wash basin and single radiator.

The dual-aspect lounge features a double-glazed bay window to the front elevation along with an additional side window, radiator and new fitted carpet. A useful walk-in under-stairs storage cupboard is positioned off the lounge, together with French patio doors opening out onto the enclosed rear garden.

To the rear of the property is the open-plan fitted dining kitchen. The dining area provides ample space for a family table and chairs and benefits from French patio doors opening onto the garden. The kitchen area offers a comprehensive range of gloss-fronted base cupboards and drawers with matching eye-level wall units. There is a built-in double oven, four-ring gas hob with extractor hood above, and freestanding appliance space for a fridge, freezer and washing machine. A wall-mounted gas-fired central heating boiler serves the domestic central heating system.

To the first floor, the landing has an airing cupboard housing the hot water cylinder, with internal doors leading off to all bedrooms and the family bathroom.

The master bedroom benefits from built-in double wardrobes and a door leading through to a modern en-suite shower room, fitted with WC, hand wash basin, double shower enclosure, complementary wall tiling, heated chrome towel rail, shaver point and a UPVC double-glazed window.

The second double bedroom also features built-in double wardrobes, two UPVC double-glazed windows and a radiator. The third generously proportioned bedroom overlooks the rear garden and has a single radiator.

Centrally located is the modern fitted family bathroom, providing a WC, hand wash basin and panelled bath with mixer shower tap and glass screen, heated chrome towel rail, shaver point and UPVC double-glazed window.

Outside, the side driveway gives gated access into the enclosed rear garden, which includes a paved patio area, lawn and a raised rear decking area. The single garage benefits from an electric roller door.

Conveniently positioned between the market towns of Swadlincote, Burton-on-Trent and Ashby-de-la-Zouch, the property enjoys easy access to local amenities and excellent commuter links via the A42 motorway network.

Offered for sale with immediate vacant possession and with no upward chain. Viewings strictly by appointment only.

## **Hallway**

## **Guest Cloakroom**

### **Lounge**

5.28m x 3.23m (17'4 x 10'7)

### **Kitchen Diner**

5.28m x 2.77m (17'4 x 9'1)

### **Bedroom One**

3.12m x 2.87m (10'3 x 9'5)

### **En-suite**

### **Bedroom Two**

3.30m x 2.92m (10'10 x 9'7)

### **Bedroom Three**

3.30m x 2.31m (10'10 x 7'7)

### **Bathroom**

2.34m x 1.83m (7'8 x 6'0)

Property construction: Standard

Parking: Drive & Garage

Electricity supply: Mains

Water supply: Mains

Sewerage: Mains

Heating: Mains Gas

Council Tax Band: D

Local Authority: South Derbyshire Council

Broadband type: TBC - See Ofcom link for speed: <https://checker.ofcom.org.uk/> Mobile

signal/coverage: See Ofcom link <https://checker.ofcom.org.uk/>

Useful Websites: [www.gov.uk/government/organisations/environment-agency](http://www.gov.uk/government/organisations/environment-agency)

Please ensure you have viewed the agent's full PDF branded brochure for full information regarding the property and not rely on third party website information supplied before actioning the purchase process.

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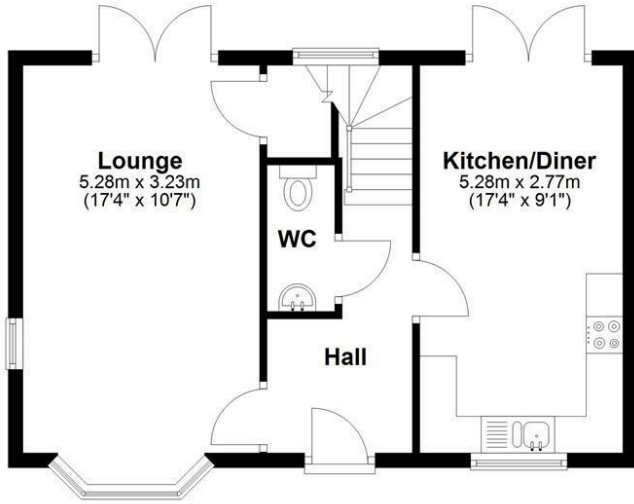
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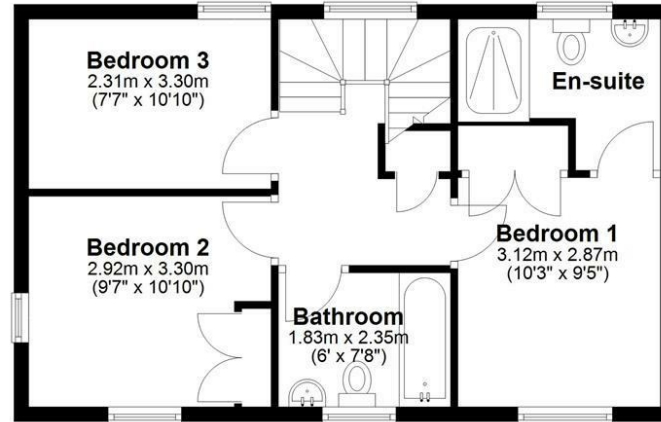




### Ground Floor




### First Floor



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Plan produced using PlanUp.

## Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		<b>94</b>
(81-91) <b>B</b>	<b>82</b>	
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

**Council Tax Band D**

**Freehold**

**Services.** If & where stated in the details main's water, gas and electricity are understood to be available to the property, none of these have been tested or investigated for connection, nor any of the appliances attached thereto, have been tested by Nicholas Humphreys, who gives no warranties as to their condition or working order.

**Floor Plans.** To be used as an illustrative purpose only and while reasonable efforts have been made to ensure its accuracy, it is not to scale and measurements should not be relied upon. The company displays the floor plan as a general indication of layout and it does not form any part of any contract or warranty and provides an approximate guide to layout.

**Money Laundering.** Under the Protecting Against Money Laundering and Proceeds of Crime Act 2002, we must point out that any successful purchasers proceeding with the purchase will be asked for identification ie: Passport, Driving Licence, and recent Utility Bill. This evidence will be required prior to solicitors being instructed in the purchase of a property.

**Survey.** We advise all buyers to undertake their own investigations into the condition of the property and surroundings by an independent survey. We the Agent do not conduct a survey of the property and cannot advise on structural defects or materials used. Independent advice is required before exchange and completion.

**Agent Note.** Whilst every care has been taken in preparation of these details, they are for guidance purpose only. All measurements are approximate, and whilst every care has been taken for accuracy, their accuracy should not be relied upon. Buyers are advised to recheck measurements and inspect the property before exchange of contracts to confirm they are satisfied with the condition of the property and surroundings before completion of the purchase. New development sites are increasingly implementing an on-site annual management charge, all sale of property could be subject to this charge, to be verified & confirmed by your acting solicitor/ conveyancer before exchange of contracts.

**Selective License Areas.** The Council's Selective Licensing Scheme requires all landlords who privately rent out properties within the designated areas to obtain a licence from the council. Within Burton on Trent the following streets have been designated: Blackpool Street, Branston Road, Broadway Street, Goodman Street, King Street, Queen Street, Shobnall Street, Uxbridge Street & Waterloo Street. A license fee for application will be payable and work to the home maybe required. Full information: <https://www.eaststaffsbc.gov.uk/housing-and-property/landlords/selective-licensing-scheme>

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