



Oak Close, Castle Gresley, Swadlincote, DE11 9RU

Nicholas
Humphreys

Offers Over

£350,000

**** Attractive Home ** Property Video Available ** Four Bedrooms ****

A beautifully presented four-bedroom detached family home enjoying an attractive outlook towards a woodland area, situated within a popular residential location in Castle Gresley.

Offered for sale with no upward chain and immediate vacant possession, the property has recently been refreshed with new carpets throughout and is ready for immediate occupation.

The spacious accommodation includes a welcoming hallway, guest cloakroom, study, superb lounge with feature sandstone fireplace and stove-style gas fire, an impressive fitted kitchen with integrated appliances & granite worksurfaces opening into the dining room.

To the first floor four well-proportioned bedrooms including a principal bedroom with en-suite, and a contemporary family shower room.

Outside, the property benefits from driveway parking, a detached garage and a beautifully landscaped low-maintenance rear garden, making this an exceptional family home that must be viewed to be fully appreciated.



The Accommodation

Situated within a popular residential development and enjoying an attractive outlook towards trees and woodland to the front elevation, this modern detached family home is beautifully presented throughout and is offered for sale with no upward chain and immediate vacant possession. Recently refreshed with new carpets, the property is ready for immediate occupation, making it an ideal purchase for families seeking spacious, move-in-ready accommodation.

The property is set back from the road behind a driveway providing off-road parking for two vehicles, complemented by a block-paved frontage and access to the detached single garage. A secure uPVC double-glazed entrance door opens into a welcoming reception hallway, finished with stylish light grey flooring and an attractive staircase with oak handrail rising to the first floor. The hallway also benefits from a useful under-stairs storage area, a radiator, Karndean flooring and quality oak internal doors leading to the principal living accommodation.

Positioned off the hallway is a well-appointed guest cloakroom, fitted with a low-level WC, hand wash basin set above useful storage cupboards, half-height complementary wall tiling, a chrome heated towel rail, and a uPVC double-glazed window. To the front of the property is a versatile study, ideal for those working from home, complete with fitted storage units, radiator, and uPVC double-glazed window overlooking the front aspect.

The spacious lounge enjoys an attractive front-facing position and is centred around an impressive stove-style living flame gas fire set within a beautiful Derbyshire sandstone fireplace. Recently fitted carpets, twin radiators, and a large uPVC double-glazed bay window creates a bright and comfortable living space with pleasant views towards the woodland beyond.

A particular highlight of the home is the superb fitted kitchen, comprehensively equipped with an extensive range of base and eye-level units complemented by quartz preparation work surfaces with a granite inset sink. Features include a corner carousel unit, integrated bin cupboard, built-in wine cooler, concealed washing machine, tumble dryer, fridge and freezer, together with a fitted Rangemaster range cooker incorporating twin ovens, grill and extractor hood above. Finished with porcelain tiled flooring, inset ceiling spotlights and a radiator, the kitchen overlooks the beautifully landscaped rear garden through uPVC double-glazed windows and flows seamlessly into the open-plan dining area. The adjoining dining room offers an excellent entertaining space, finished with laminate flooring, radiator, and uPVC double-glazed French doors opening directly onto the landscaped rear garden.

To the first floor, the landing provides access to the loft space and an airing cupboard housing the hot water cylinder, with internal doors leading to the four bedrooms and family bathroom. The principal bedroom spans the front of the property, enjoying delightful views towards the nearby woodland area. The room benefits from built-in double wardrobes, radiator, and a private en-suite shower room fitted with a low-level WC, hand wash basin, walk-in double shower enclosure, complementary wall and floor tiling, chrome heated towel rail, and uPVC double-glazed window. There are two further generous double bedrooms together with a well-proportioned fourth single bedroom, providing flexible accommodation for growing families, guests or additional office space.

The stylish family bathroom is fitted with a contemporary four-piece suite comprising twin his-and-hers hand wash basins with vanity cupboards beneath, low-level WC, walk-in double shower enclosure with twin-head shower, chrome heated towel rail, inset ceiling spotlights, and striking full-height tiling in contrasting light and dark grey tones.

Outside, the property benefits from a detached single garage with up-and-over roller door and personnel door to the rear garden. Gated side access leads into the beautifully landscaped rear garden, thoughtfully designed for low maintenance with an attractive block-paved patio, raised planted borders, and a central circular artificial lawn, creating an ideal space for relaxing and entertaining. This impressive family home combines stylish presentation with spacious accommodation in a sought-after residential location and is offered with the added advantage of no upward chain and immediate vacant possession. Internal inspection is highly recommended and all viewings are strictly by appointment only.

Hallway

Guest Cloakroom

Lounge
18'8 x 13'1

Study
7'6 x 6'8

Kitchen
12'10 max x 16'7 max

Dining Room
9'7 x 9'8

Bedroom One
13'1 x 11'11

En-suite Shower Room

Bedroom Two
14'3 x 9'5

Bedroom Three
10'4 x 9'7

Bedroom Four
8'10 max x 7'6 max

Shower Room
7'9 x 6'4

Single Garage

Property construction: Standard
Parking: Drive & Garage
Electricity supply: Mains
Water supply: Mains
Sewerage: Mains
Heating: Mains Gas
Council Tax Band: E
Local Authority: South Derbyshire District 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
An on-site management fee may apply to all modern or new developments.

Anti-Money Laundering (AML) Requirements
In line with the Money Laundering Regulations 2017, all purchasers and, where applicable, cash donors are required to complete AML identity and source-of-funds checks once an offer is accepted. These checks are carried out via “Thirdfort” and do not affect your credit rating. A non-refundable compliance fee of £36.00 including VAT applies per person (with an additional fee of £36.00 per individual/ cash donor). Full details are set out in our PDF brochure.

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

The property information provided by Nicholas Humphrey Estate Agents is based on enquiries made of the vendor and from information available in the public domain. If there is any point on which you require further clarification, please contact the office and we will be pleased to check the information for you. Please note if your enquiry is of a legal or structural nature, we advise you to seek advice from a qualified professional in their relevant field. Draft details awaiting vendor approval and subject to change



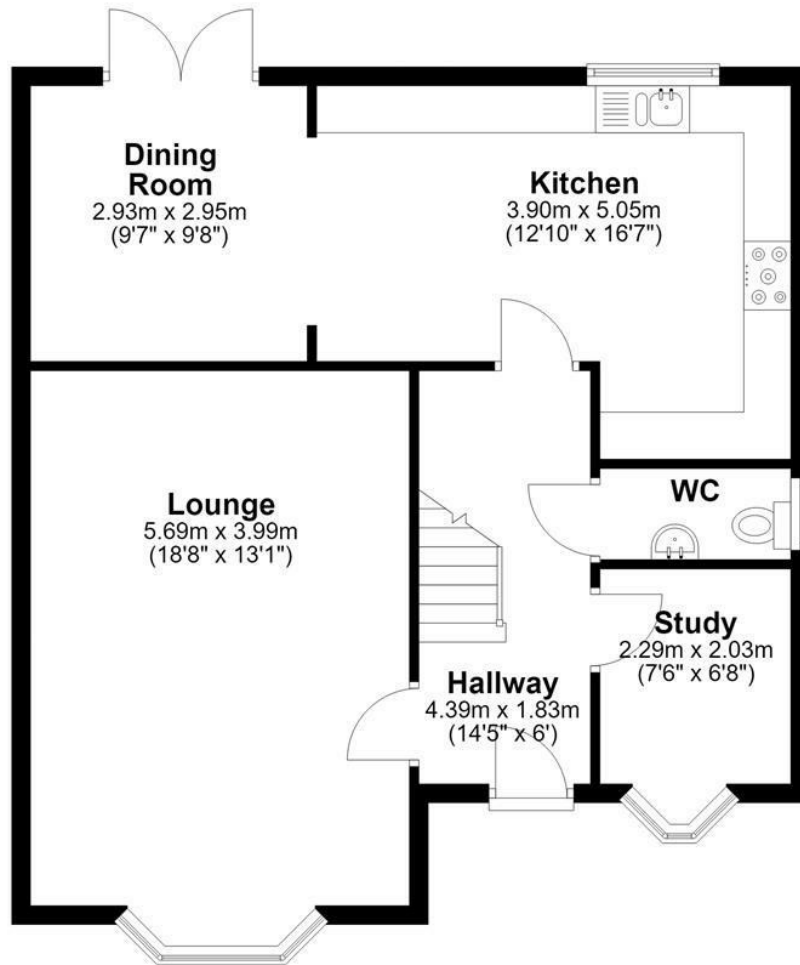




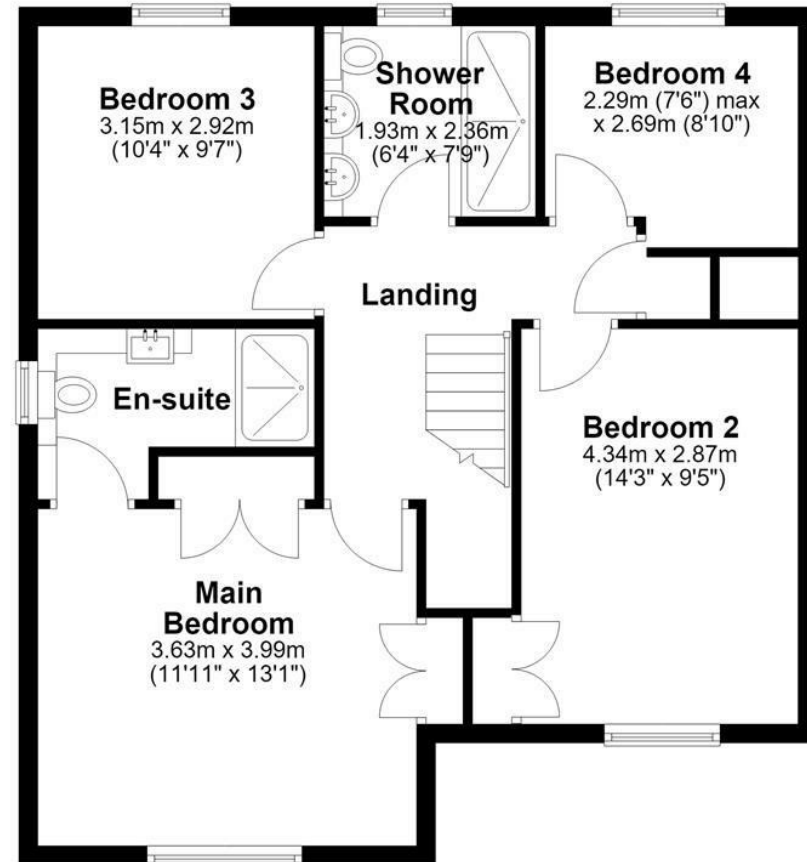




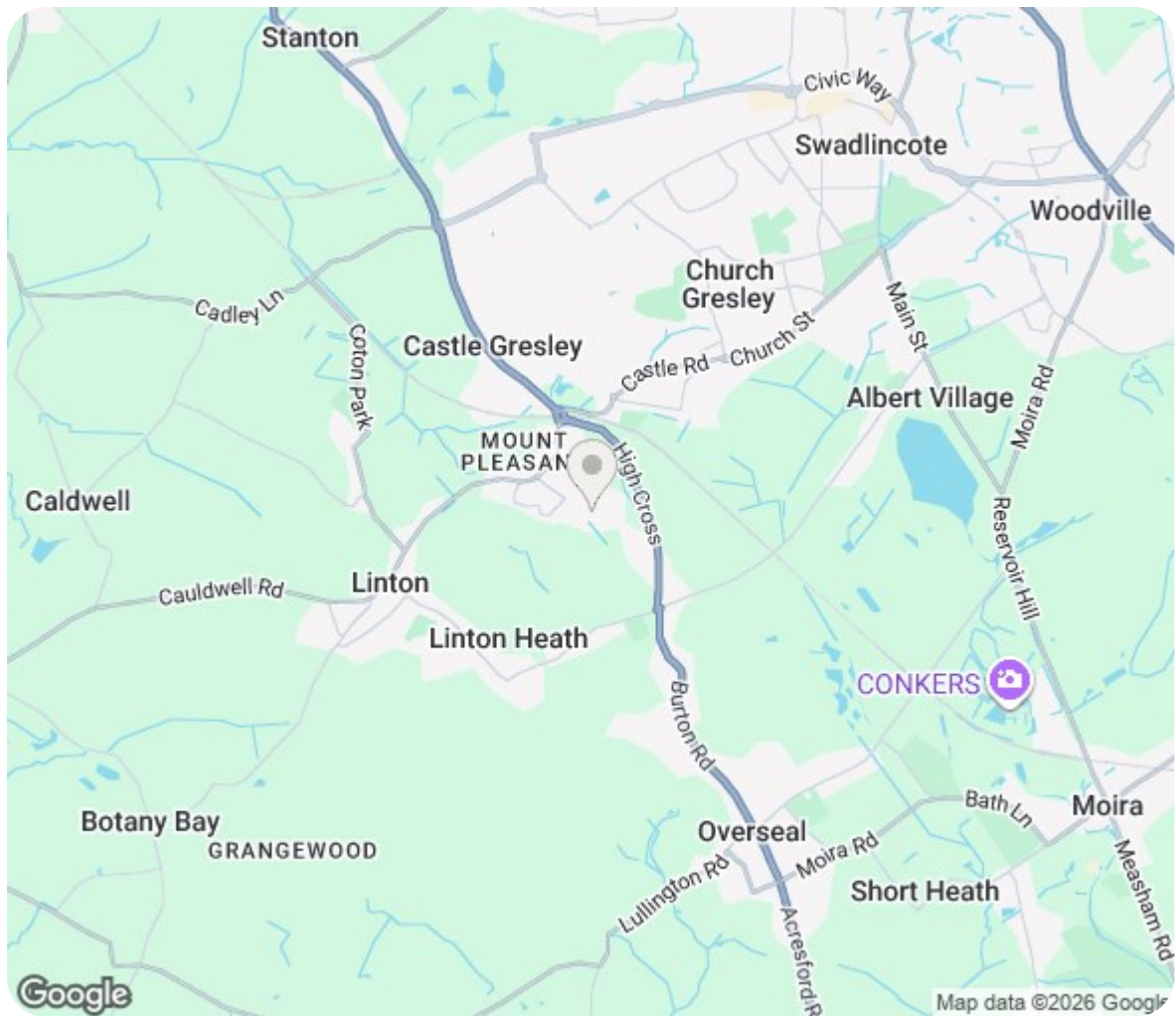
Ground Floor



First Floor



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Plan produced using PlanUp.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	76	80
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC 	

Council Tax Band E Freehold

This Brochure consists of 12 pages, please ensure you have read all pages before proceeding with your proposed purchase.

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Important Notes, Charges & Selective Licence Areas

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Where there is more than one purchaser and/or cash donors, an additional fee of £36.00 including VAT per additional person will be required. The compliance fee is non-refundable, as the checks are undertaken immediately upon instruction and the associated costs are incurred regardless of whether the transaction proceeds to completion. This applies whether the sale or purchase falls through due to the actions of the purchaser, the vendor, or for any other reason.

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.

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 Licence 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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