



Hewer Drive, Castle Gresley, Swadlincote, DE11 9FX

Nicholas
Humphreys

Asking Price

£290,000

A beautifully presented and generously proportioned modern four-bedroom semi-detached family home, occupying an attractive position on this popular development in Church Gresley.

Tastefully decorated throughout, the property offers excellent family accommodation including a welcoming reception hallway with walk-in under-stairs storage, guest cloakroom, attractive bay-fronted lounge and an impressive open-plan dining kitchen extending across the rear elevation. The kitchen is comprehensively fitted with a range of integrated appliances, including dishwasher, oven and grill, upright fridge freezer and six-ring gas hob, while French patio doors open directly onto the landscaped rear garden. A separate utility room provides further practical space.

To the first floor are four bedrooms, with the master bedroom enjoying Juliet balcony doors overlooking the neighbouring park, built-in wardrobe and a private en suite shower room. The generously proportioned second double bedroom also benefits from a built-in wardrobe, while the remaining two bedrooms are ideal for children or guests. A modern three-piece family bathroom completes the accommodation.

Externally, the property benefits from an extensive driveway providing ample off-road parking and leading to the garage. The established rear garden has been attractively landscaped with paved and gravelled seating areas, lawn and a further decked seating area, providing a high degree of privacy. A section to the rear of the garage has also been utilised as a useful home office with its own window and door onto the garden.

Conveniently positioned for local shops, schools and amenities, with excellent commuter access to the A38 and A42, this superb modern family home is highly recommended for internal viewing.



The Accommodation

The property is set back from the road behind a low-maintenance front garden, with a paved pathway leading to the front entrance door. The entrance opens into a welcoming reception hallway, having a staircase rising to the first-floor accommodation, useful walk-in under-stairs storage cupboard and doors leading off to the principal ground-floor rooms.

The guest cloakroom is fitted with a modern white suite comprising low-level WC and hand wash basin, together with radiator and extractor fan.

Positioned to the front elevation is the attractive lounge, with hard flooring continuing through from the reception hallway, radiator and a UPVC double-glazed walk-in bay window providing plenty of natural light.

A particular feature of the home is the impressive open-plan dining kitchen extending across the rear elevation. The kitchen area offers a comprehensive selection of fitted base cupboards and matching eye-level wall units, complemented by preparation work surfaces and a range of integrated appliances including dishwasher, oven and grill and upright built-in fridge freezer. There is also a six-ring gas burner hob with extractor hood above. Hard flooring continues throughout, with a UPVC double-glazed window overlooking the garden and French patio doors opening directly onto the rear patio and garden, making this an excellent space for both everyday family living and entertaining. A radiator is provided and open access leads through to the separate utility room.

The utility room provides further freestanding plumbing and appliance spaces, together with radiator, UPVC double-glazed window and wall-mounted gas central heating boiler.

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

The master bedroom is positioned to the front elevation and enjoys an attractive outlook towards the neighbouring park. Juliet balcony doors allow an abundance of natural light into the room, while there is also a built-in double wardrobe, radiator and access to a private en suite shower room. The en suite is fitted with a modern white suite comprising WC, hand wash basin and double shower enclosure, together with heated chrome towel rail, UPVC double-glazed window to the side aspect, shaver point and inset ceiling spotlights.

The second bedroom is another generously proportioned double room, enjoying an attractive outlook across the enclosed rear garden and benefiting from a built-in wardrobe and radiator. Two further bedrooms are positioned to the front and rear elevations respectively, providing excellent flexibility for a growing family, guest accommodation or additional home-working space.

Centrally positioned is the modern family bathroom, fitted with a three-piece white suite comprising WC, hand wash basin and enamelled bath with thermostatic mixer shower attachment. Further features include a heated chrome towel rail, shaver point and inset ceiling spotlights.

Outside

To the side of the property is an extensive driveway providing off-road parking for a variety of vehicles and leading to the garage. Gated pedestrian access continues through to the rear garden.

The established landscaped rear garden provides an attractive and private outdoor space, with a paved patio and gravelled area providing an ideal setting for outside dining and entertaining. The garden continues to a lawn with a further decked seating area positioned towards the rear, enjoying a high degree of privacy.

The property also benefits from a garage with a personnel door giving access from the garden. A section to the rear of the garage has been utilised to create a useful home office space, complete with UPVC double-glazed window and door opening onto the rear garden, making it particularly suitable for those working from home.

Hewer Drive is conveniently positioned on the outskirts of Swadlincote within the popular Church Gresley area and forms part of this established modern development constructed by St Modwen Homes. The property is well placed for access to a variety of local shops, schools and everyday amenities, together with convenient commuter links including the A38 and A42.

A superb modern family home offering four-bedroom accommodation, excellent parking, landscaped gardens and versatile home-working facilities. Internal viewing is highly recommended to appreciate the accommodation on offer.

All viewings strictly by appointment only.

Reception Hallway

20'4 x 6'9

Guest Cloakroom

Lounge

15'10 x 10'10

Kitchen Diner

18'0 x 9'9

Utility Room

5'8 x 4'5

External Home Office

10'6 x 8'2

Garage

12'2 x 10'6

Bedroom One

13'1 x 10'9

En-suite

6'5 x 4'10

Bedroom Two

11'0 x 8'3

Bedroom Three

9'6 x 6'10

Bedroom Four

10'2 x 7'1

Bathroom

6'5 x 5'6

Awaiting EPC inspection
Property construction: Standard
Parking: Drive & Garage
Electricity supply: Mains
Water supply: Mains
Sewerage: Mains
Heating: Mains Gas
Council Tax Band: C
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
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



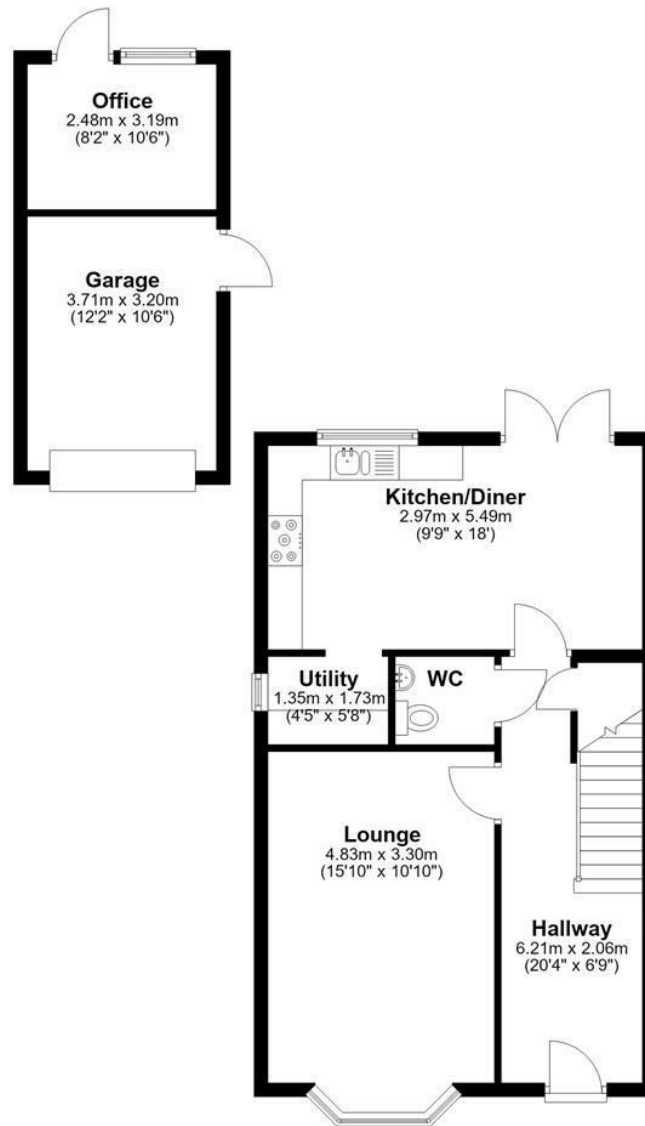








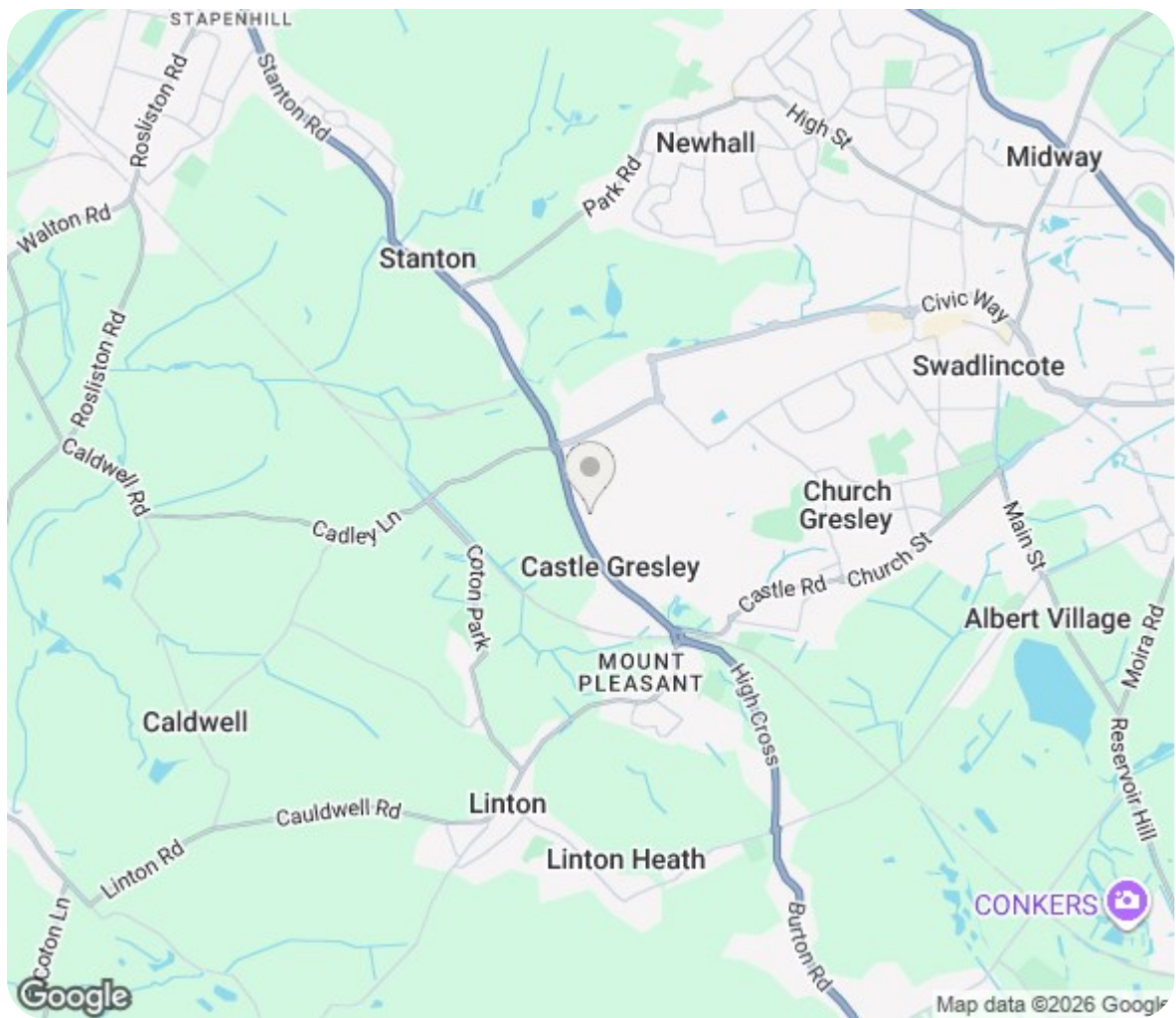
Ground Floor



First Floor



NICHOLAS HUMPHREYS. This Floorplan is for illustrative purposes only and while reasonable efforts have been made to ensure its accuracy, it is not to scale and measurements should not be relied upon.
 For display and layout purpose only used by NICHOLAS HUMPHREYS, as a general indication of the layout. It does not form any part of any contract or warranty.
 Plan produced using PlanUp.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(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 C 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

AML & ID Verification Checks & Charges. In accordance with our legal obligations under the Money Laundering Regulations 2017, and the Protecting Against Money Laundering and Proceeds of Crime Act 2002, we are required to carry out Anti-Money Laundering (AML) identity verification and source-of-funds checks on all purchasers and, where applicable, any third-party cash donors once an offer has been accepted on a property. We use "Thirdfort" to complete these checks. This process does not involve a credit check and will therefore have no impact on your credit history. With effect from 1st March 2026, a non-refundable compliance fee of £30.00 + VAT (£36.00 including VAT) will be payable per person, per transaction, covering AML checks for purchasers and/or cash donors. This fee must be paid in advance, once an offer is agreed and prior to a sales memorandum being issued.

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. From October 2026 Streets added are Anglesey Road, Derby Street, Horninglow Road, Thornley Street, Belvedere Road, Edward Street, Oak Street, Victoria Crescent, Byrkley Street, High Street, Princess Street, Wetmore Road, Calais Road, Horninglow Rd North, Shobnall Road and Wyggeston Street. A license fee for application will be payable and work to the home maybe required. Full information: <https://www.eaststaffsbcb.gov.uk/housing-and-property/landlords/selective-licensing-scheme>

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