



Burton Road, Castle Gresley,
Swadlincote, Derbyshire



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£560,000

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Key Features

- Five Bedroomed Detached Home
- Extended Traditional Property
- Three Reception Rooms
- Master Having Potential En-Suite
- Utility Room & Guest Cloak Room
- Driveway & Detached Double Garage
- EPC rating C
- Freehold





Newton Fallowell are pleased to be able to offer for sale this five bedroomed heavily extended detached home in a desirable road in Castle Gresley. Sitting well within a good sized plot, the frontage offers plenty of off road parking, a detached double garage and to the rear is a fully enclosed garden with numerous paved seating areas ideal for entertaining. In brief the accommodation comprises: - entrance hall, lounge, snug, dining kitchen, sitting room, utility room and guest cloak room. On the first floor a landing leads to the master bedroom with a potential en-suite, three further double bedrooms, single bedroom and family bathroom.

Accommodation in Detail

Composite frosted double glazed door with frosted Upvc double glazed side panels leading to:

Entrance Hall

having staircase rising to first floor, feature parquet flooring and one central heating radiator.

Lounge 4.23m x 4.26m (13'11" x 14'0")

having feature gas fire with granite hearth and wooden surround, media points, one central heating radiator and Upvc double glazed bay window to rear elevation.

Snug 3.4m x 4.8m (11'2" x 15'8")

having built-in cupboard housing gas meter, oak flooring, one central heating radiator and Upvc double glazed window to front elevation.

Dining Kitchen

featuring:

Kitchen Area 3.66m x 3.77m (12'0" x 12'5")

having high specification kitchen with range of base and wall mounted units, quartz work top, breakfast island with Belfast sink and chrome mixer tap, gas Rangemaster with extractor over, integrated 70/30 fridge/freezer, integrated dishwasher, integrated microwave, metro style tiled splashback, marble effect tiled flooring, one central heating radiator and Upvc double glazed window to rear elevation.

Dining Area 2.4m x 2.57m (7'11" x 8'5")

having built-in cupboard housing the electric meter and consumer unit, marble effect tiled flooring, one central heating radiator and Upvc double glazed French doors leading out to rear garden.

Rear Sitting Room 5.4m x 3.65m (17'8" x 12'0")

having tv aerial point, wood effect laminate flooring, one central heating radiator, Upvc double glazed window to front elevation and Upvc double glazing sliding patio doors.

Utility Room 1.86m x 4.6m (6'1" x 15'1")

having built-in storage cupboard, range of base and wall mounted units, granite effect laminate working surface, stainless steel sink and drainer with chrome taps, space for American style fridge/freezer and washing machine, newly fitted gas fired combination boiler, tiling to floor, Upvc double glazed windows to front and side elevations and frosted Upvc double glazed door to side elevation.

Guest Cloak Room 1.32m x 1.06m (4'4" x 3'6")

having low level wc with hidden cistern, space saving vanity wash basin with chrome tap, full tiling complement and chrome heated towel radiator.

On The First Floor

Landing

having built-in storage cupboard.



Master Bedroom 5.34m x 4.35m (17'6" x 14'4")

having several built-in double wardrobes, built-in drawers, one central heating radiator and two Upvc double glazed windows to front elevation.

Space For En-Suite 2.03m x 3.52m (6'8" x 11'6")

There are the amenities to install a full en-suite including bath, shower, toilet and sink. Frosted Upvc double glazed window to rear elevation and access to loft space.

Bedroom Two 2.8m x 4.26m (9'2" x 14'0")

having built-in wardrobes with sliding door, one central heating radiator and Upvc double glazed window to front elevation.

Bedroom Three 3.8m x 3.64m (12'6" x 11'11")

having one central heating radiator and Upvc double glazed window to rear elevation.

Bedroom Four 3.2m x 2.56m (10'6" x 8'5")

having one central heating radiator and Upvc double glazed window to rear elevation.

Bedroom Five/Study 2.41m x 2.33m (7'11" x 7'7")

having bespoke fitted desk with storage, one central heating radiator and Upvc double glazed window to front elevation.

Bathroom 2.38m x 2.55m (7'10" x 8'5")

having low level wc, pedestal wash basin with chrome taps, bath with chrome fittings, walk-in shower cubicle with waterfall shower, built-in storage cupboard, extractor, full tiling complement, feature traditional radiator and frosted Upvc double glazed window to rear elevation.



Outside

To the front of the property there is an impressive entrance way which is fully walled and has security gates which opens to the tarmac driveway providing parking for several vehicles. There are two further gravelled areas which provide extra parking and a detached double garage. Side access to the rear garden. To the rear is an enclosed garden with numerous paved patio areas for seating, space for hot tub, man made garden pond with pump and filter system, further patio area for seating, garden is lined with mature trees, large lawned area and at the top of the garden is a bespoke built garden shed which is currently being used for storage.

Double Garage 6.94m x 6.1m (22'10" x 20'0")

having two roller shutter doors, power, work benches and stairs rise to the first floor.

First Floor 6.94m x 2.81m (22'10" x 9'2")

having slightly restricted head room, ideal for storage but currently used as a gym with double glazed fire exit window to rear.

Services

All mains services are believed to be connected to the property.

Measurement

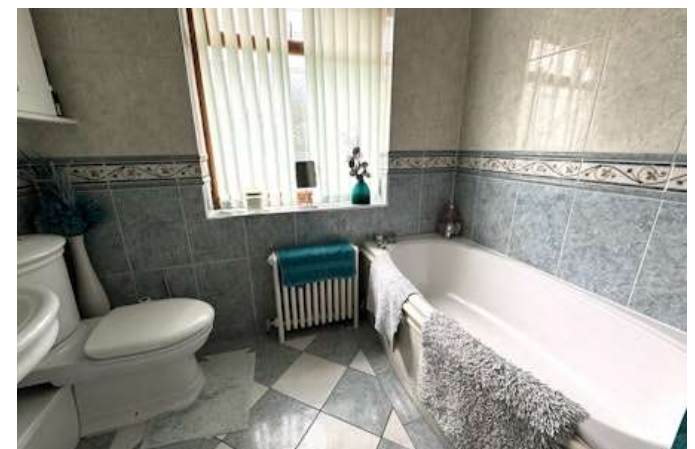
The approximate room sizes are quoted in metric. The imperial equivalent is included in brackets.

Tenure

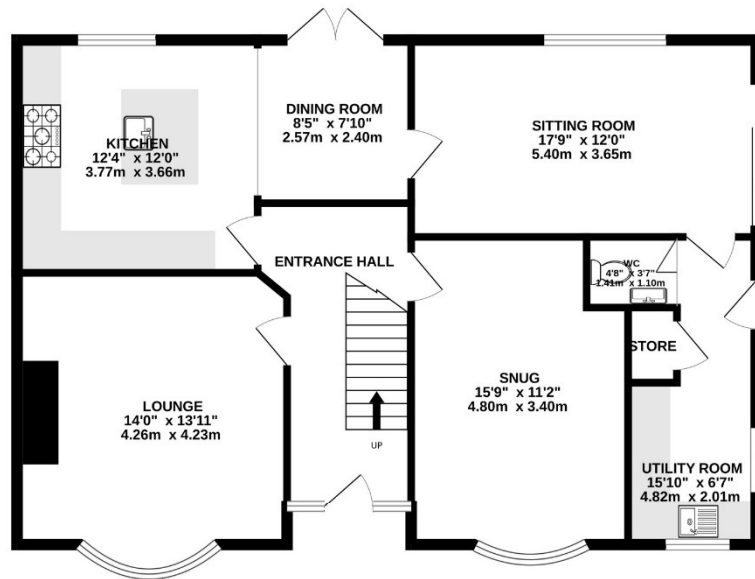
Freehold - with vacant possession upon completion. Newton Fallowell recommend that purchasers satisfy themselves as to the tenure of the property and we would recommend that they consult a legal representative such as a Solicitor appointed in their purchase.

Note

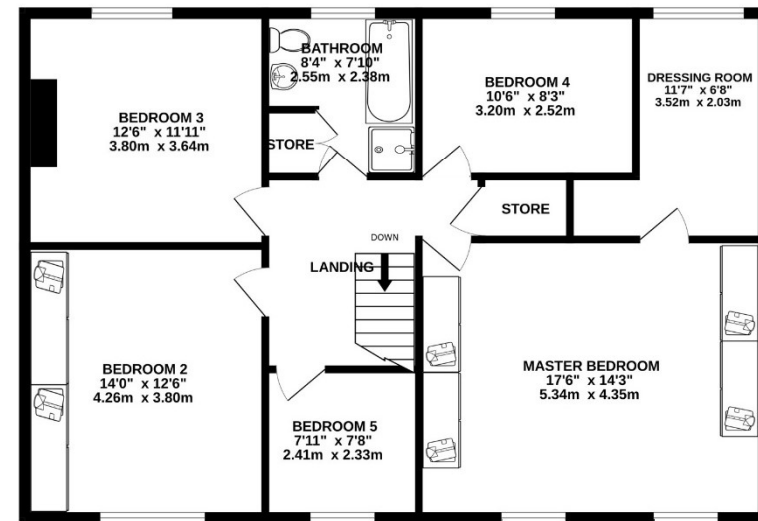
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GROUND FLOOR
974 sq.ft. (90.5 sq.m.) approx.



1ST FLOOR
980 sq.ft. (91.1 sq.m.) approx.



TOTAL FLOOR AREA : 1955 sq.ft. (181.6 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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