



Burton Road, Castle Gresley,  
Swadlincote, Derbyshire



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£350,000



## Key Features

- Traditional Detached Home
- Three Double Bedrooms All With En-Suites
- Living Dining Kitchen With Bi-Fold Doors
- Spacious Stylish Lounge
- Snug & Office Space
- Guest Cloak Room With Utility
- EPC rating D
- Freehold





Newton Fallowell are pleased to be able to offer for sale this immaculately presented extra large traditional three bedroomed detached home located on a prominent road in Castle Gresley. The plot offers plenty of off road parking, detached single garage and landscaped rear garden ideal for entertaining. This property makes the ideal family home boasting spacious living accommodation which in brief comprises: - porch, entrance hall, lounge, living dining kitchen with bi-fold doors, two further reception rooms, guest cloak room/en-suite and on the first floor a landing leads to three double bedrooms all with en-suites and the master has a dressing area and an immaculately designed bathroom with free-standing bath and walk-in shower. The property is conveniently located just outside of Swadlincote so close to local amenities, schools and excellent commuter links via the A511, A38 & M42. Viewings are highly recommended.

### Accommodation In Detail

Frosted Upvc double glazed door leading to:

### Porch

having frosted Upvc double glazed door leading to:

### Entrance Hall

having staircase rising to first floor, feature quarry tiling to floor and upright central heating radiator.

### Lounge 4.59m x 3.94m (15'1" x 12'11")

having marble effect fire with wooden surround and electric fire, media points, one central heating radiator, feature original floorboards and extra large Upvc double glazed window to front elevation.

### Dining Kitchen 3.52m x 7.94m (11'6" x 26'0")

featuring:

### Kitchen Area

having range of base and wall mounted units, marble effect square edged laminate work surface, four ring induction hob, single electric oven, composite sink and drainer with brass mixer tap, space for dishwasher, space for fridge/freezer, splashback tiling, feature tiled floor, frosted Upvc double glazed window to side and Upvc double glazed window to rear elevation.

### Dining Area

having feature Herringbone flooring, built-in storage cupboard, two feature upright central heating radiators and Upvc double glazed bi-fold doors to rear elevation.

### Play Room/Dining Room 3.69m x 2.44m (12'1" x 8'0")

having temporary partition wall creating office space, feature original flooring and Upvc double glazed window to front elevation.

### Study 2.57m x 1.43m (8'5" x 4'8")

having feature original flooring, space for desk, feature central heating radiator and contemporary window.

### Guest Cloak Room/Utility 2.13m x 1.81m (7'0" x 5'11")

having low level wc, marble effect work surface, stainless steel sink with chrome mixer tap, plumbing an space for washing machine and tumble dryer, feature central heating radiator and frosted Upvc double glazed window to side elevation.

### On The First Floor

### Landing

having access to loft space and stain glass window to side elevation.

### Master Bedroom 5.02m x 3.96m (16'6" x 13'0")

having carpet to floor, two central heating radiators and three Upvc double glazed windows to front and rear elevation.

### Dressing Area 1.2m x 3.16m (3'11" x 10'5")

having plenty of space for clothes and wooden double glazed window to side elevation.



### En-Suite 3.07m x 2.07m (10'1" x 6'10")

having low level wc, vanity bowl wash basin sitting on a marble work top with brass mixer tap, square edged free-standing bath with brass mixer tap and hand held shower, large walk-in low profile shower with glass screen and electric shower, marble tiles to walls, tiling effect vinyl to floor, feature heated towel radiator, extractor fan and frosted Upvc double glazed window to rear elevation.

### Bedroom Two 4.61m x 3.95m (15'1" x 13'0")

having carpet to floor, feature central heating radiator and large Upvc double glazed window to front elevation.

### En-Suite 1.76m x 1.39m (5'10" x 4'7")

having low level wc, pedestal wash basin with chrome mixer tap, quadrant shower cubicle with glass sliding doors and electric shower, extractor fan and marble tiling to walls and floor.

### Bedroom Three 3.4m x 3.52m (11'2" x 11'6")

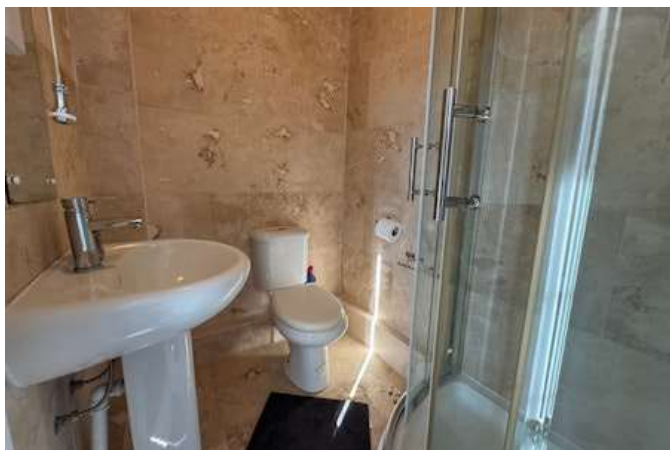
having carpet to floor, built-in wardrobe, one central heating radiator and Upvc double glazed window to rear elevation.

### En-Suite 1.04m x 3.29m (3'5" x 10'10")

having low level wc, space saving wall hung vanity hand basin with chrome mixer tap, quadrant shower cubicle with electric shower, full tiling complement to walls, tile effect vinyl flooring, feature heated towel radiator, extractor fan and frosted Upvc double glazed window to rear elevation.

### Outside

To the front of the property is a large printed concrete driveway providing parking for several vehicles, a private entranceway with security gates boarded by a concrete post and gravel board fence, there is also a single detached garage. To the rear is a fully enclosed garden which has a great sized printed concrete patio area ideal for entertaining and a miniature wall and steps lead to the tier where there is a good sized artificial grassed area, decked sitting area, raised planter beds with mature plants and shrubs and a further area which currently has a trampoline.



### 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

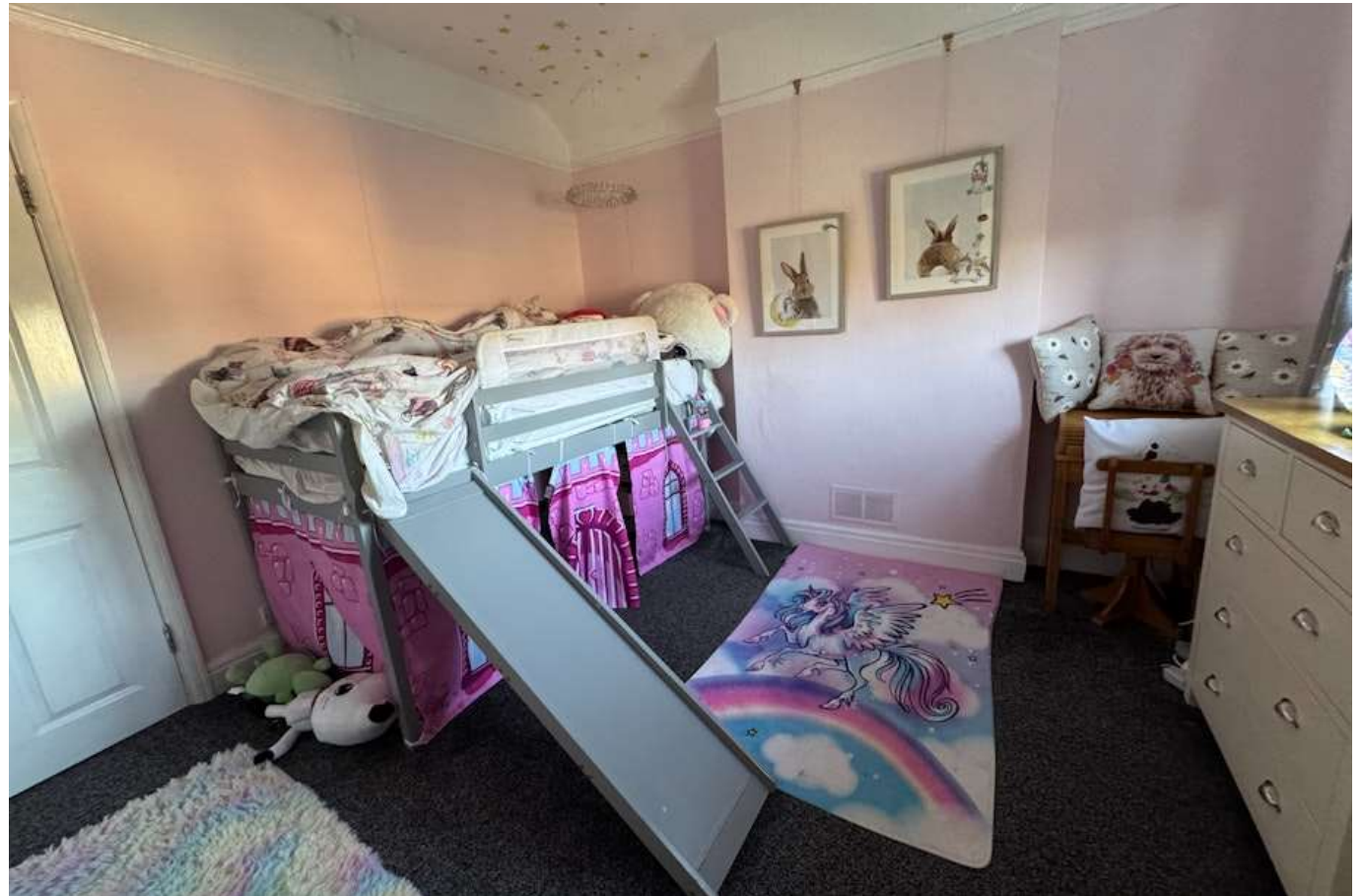
Freehold - with vacant possession upon completion. Newton Fallowell recommend that purchasers satisfy themselves as to the tenure of the property and we would recommend that they consult a legal representative such as a Solicitor appointed in their purchase.

### Note

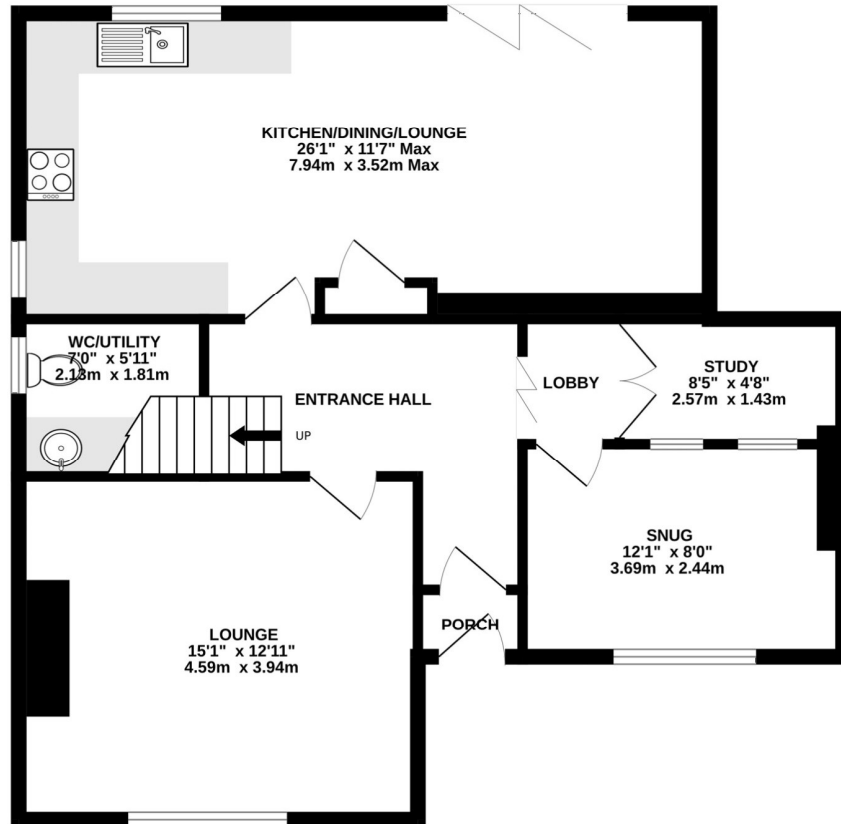
The services, systems and appliances listed in this specification have not been tested by Newton Fallowell and no guarantee as to their operating ability or their efficiency can be given.

### Note

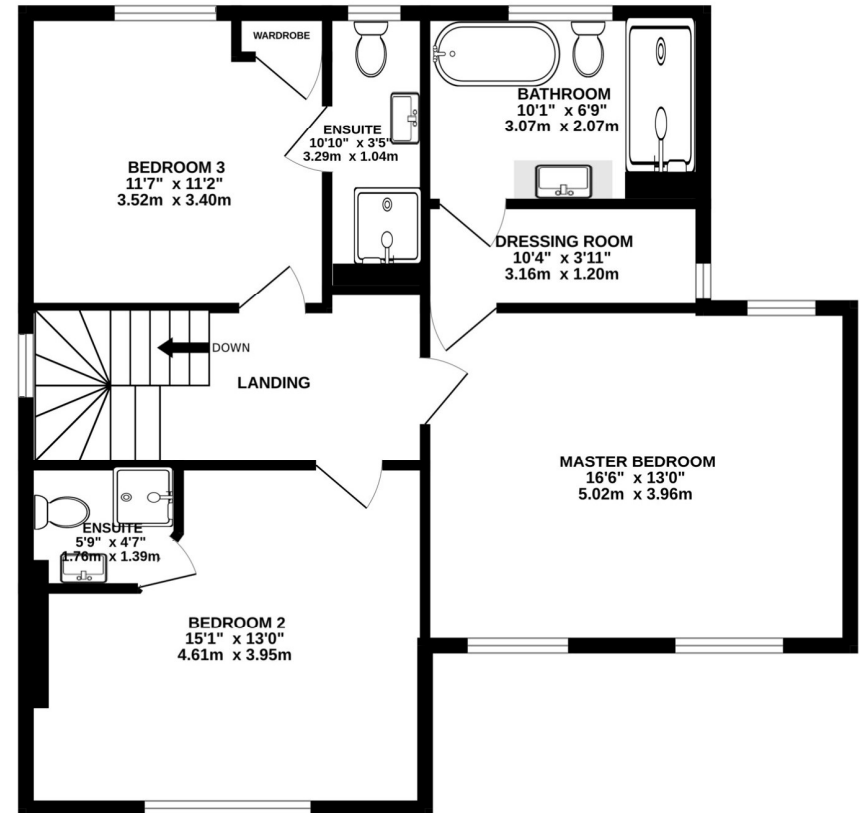
Anti-Money Laundering Regulations – Intending purchasers will be required to provide identification documents via our compliance provider, Coadjute, at a cost of £45 plus VAT per transaction. This will need to be actioned at the offer stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.



GROUND FLOOR  
768 sq.ft. (71.3 sq.m.) approx.



1ST FLOOR  
763 sq.ft. (70.9 sq.m.) approx.



TOTAL FLOOR AREA : 1531 sq.ft. (142.3 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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