



Ashbourne Drive, Castle Gresley,
Swadlincote



3



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Guide price £220,000



Key Features

- Three Bedroomed Semi Detached Home
- Desirable Location
- Off Road Parking & Detached Single Garage
- No Upward Chain
- Upvc Double Glazing & Gas Fired Central Heating
- EPC rating TBC
- Freehold





Newton Fallowell are pleased to be able to offer for sale this well appointed extended three bedroomed semi detached home in Castle Gresley. Bought to the market with no upward chain in brief the property comprises: - entrance hall, lounge, kitchen with dining area, bathroom and on the first floor a landing leads to two double bedrooms and one single bedroom. The property sits on a large plot with a good sized rear garden. Viewings are recommended to appreciate the specification on offer.

Accommodation In Detail

Frosted Upvc double glazed door leading to:

Entrance Hall

having smoke alarm, wood effect vinyl flooring and oak glass panelled door leading to:

Lounge 4.87m x 3.94m (16'0" x 12'11")

having multi fuel log burner with brick surround, granite hearth and wooden mantle, BT and aerial points, cupboard housing consumer unit and gas meter, staircase rising to first floor, one central heating radiator and Upvc double glazed windows to front and side elevations.

Dining Kitchen

featuring

Dining Area 2.68m x 2.62m (8'10" x 8'7")

having tv aerial point, control for central heating system, upright central heating radiator and wood effect tiling to floor.

Kitchen Area 2.20m x 3.35m (7'2" x 11'0")

having a modern high gloss base and wall mounted units, granite worktop, granite windowsills, glass splashback, under-counter Belfast sink with drainer and chrome mixer tap, five ring gas AEG hob with extractor over, AEG electric oven with warming drawer and built-in microwave, built-in fridge and freezer, space-saving corner storage unit, space for washing machine and Upvc double glazed stable style door to side elevation.

Bathroom 2.10m x 1.63m (6'11" x 5'4")

having low level wc, wall mounted vanity wash basin with chrome mixer tap, large shower cubicle with glass shower screen and waterfall chrome shower, marble effect panels to shower area, full tiling to further walls, extractor fan. down-lighting and wall mounted towel radiator.

On The First Floor

Landing

having access to loft space, smoke alarm, Upvc double glazed window to side elevation and oak glass panelled doors leading to:

Master Bedroom 3.86m x 3.06m (12'8" x 10'0")

having tv aerial point, two built-in storage cupboards, one central heating radiator and Upvc double glazed window to front elevation.

Bedroom Two 2.90m x 3.55m (9'6" x 11'7")

having tv aerial point, one central heating radiator and Upvc double glazed window to rear elevation.

Bedroom Three 1.85m x 2.61m (6'1" x 8'7")

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

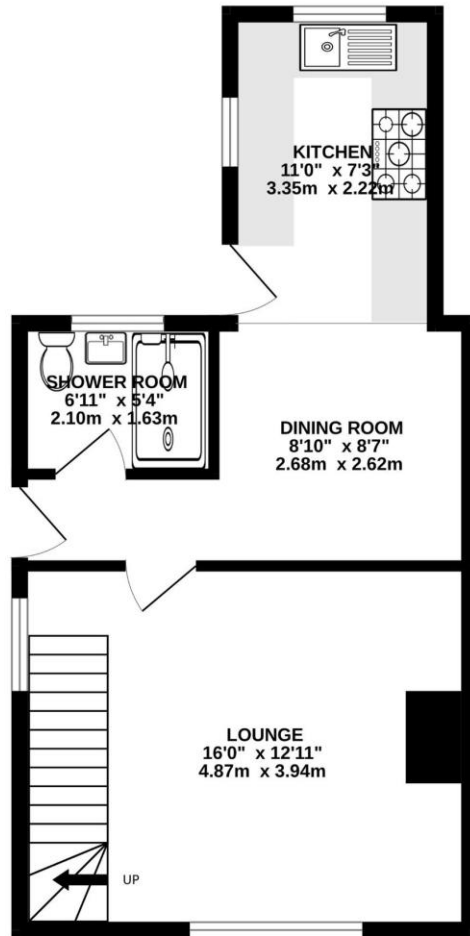
Outside

To the front of the property is a large fore garden with mature border and a large shared tarmac driveway leads to the single detached garage. To the rear is a fully enclosed garden screened by gravel board fence and features mature plants and flowers, patio area, two easily maintained gravelled areas and a shed for storage which also has power.

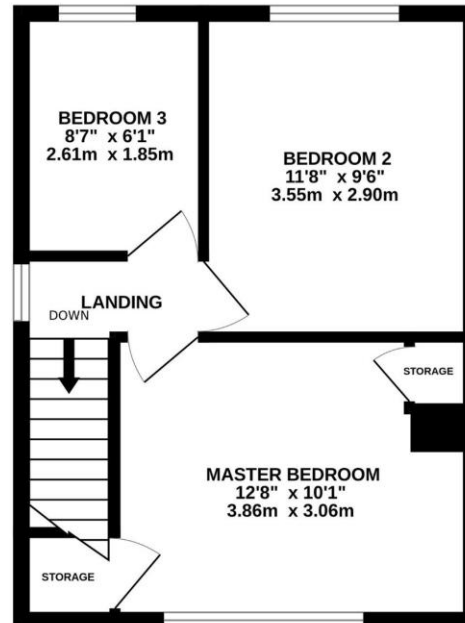
Garage

having up and over door, Upvc door to side elevation and electrics.

GROUND FLOOR
417 sq.ft. (38.8 sq.m.) approx.



1ST FLOOR
341 sq.ft. (31.7 sq.m.) approx.



TOTAL FLOOR AREA : 758 sq.ft. (70.4 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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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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