



Station Street, Castle Gresley,
Swadlincote



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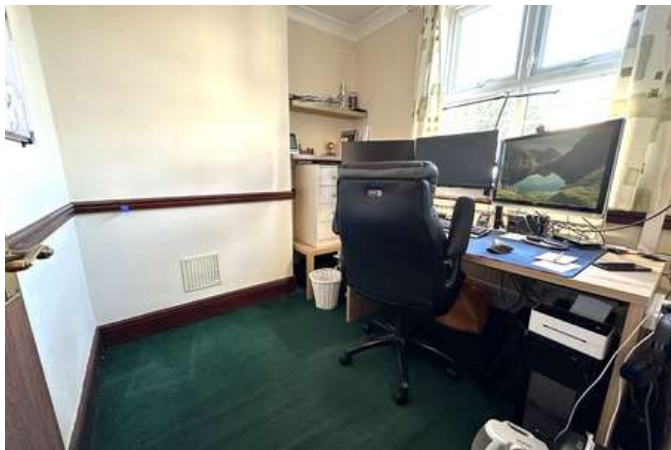
Guide price £270,000



Key Features

- Four Bedroomed Detached Family Home
- Over 1600sq dt
- Traditional Double Fronted
- Enclosed Rear Garden With Scope For Off Road Parking
- South Facing Garden
- Master With En-Suite Shower
- EPC rating E
- Freehold





Newton Fallowell are pleased to be able to offer for sale this traditionally fronted four bedroomed detached family home located in this desirable village of Castle Gresley. In brief the accommodation comprises: - entrance hall, lounge diner, breakfast kitchen, study, conservatory, utility/workshop and guest cloak room. On the first floor a landing leads to master bedroom with shower room, three further bedrooms and family bathroom. Offering an incredible price per sq ft viewings on this property are highly recommended.

Accommodation In Detail

Decorative frosted Upvc double glazed door leading to:

Entrance Hall

having staircase rising to first floor, one central heating radiator and BT point.

Guest Cloak Room 1.84m x 2m (6'0" x 6'7")

having low level wc, pedestal wash basin with chrome mixer tap, built-in understairs storage, shaver point, one central heating radiator and frosted Upvc double glazed window to side elevation.

Study 2.4m x 2.23m (7'11" x 7'4")

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

Lounge Diner

featuring:

Lounge Area 3.95m x 3.18m (13'0" x 10'5")

having built-in shelves and storage, one central heating radiator and Upvc double glazed bay window to front elevation.

Dining Area 3.95m x 4.58m (13'0" x 15'0")

having built-in bar and storage, one central heating radiator and Upvc double glazed sliding patio doors leading to Conservatory.

Kitchen 3.97m x 3.7m (13'0" x 12'1")

having inglenook style fire with space for Rangemaster, range of base and wall mounted units with roll top wood effect laminate working surfaces, breakfast bar, stainless steel sink and drainer, space for dishwasher and fridge/freezer, under counter lighting, tiled splashback, feature traditional beams, wooden glazed door leading to Conservatory and Upvc double glazed window to rear elevation looking into the utility/Workshop.

Conservatory 3.65m x 4.8m (12'0" x 15'8")

having built-in blinds to window units and roof, one central heating radiator and Upvc double glazed French doors leading out to the rear garden.

Utility/Workshop 3.65m x 4.8m (12'0" x 15'8")

having space for washing machine and tumble dryer, laminate worktop, fully double glazed and Upvc stable door to side elevation.

On The First Floor

Landing

having built-in overstairs storage (one housing the Worcester Bosch combination boiler), one central heating radiator and Upvc double glazed window to side elevation.

Master Bedroom 3.99m x 4.7m (13'1" x 15'5")

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

Small Shower Room 0.9m x 2.41m (3'0" x 7'11")

having fully enclosed shower cubicle with thermostatically controlled shower, full tiling complement, extractor fan, vanity style Belfast sink with chrome mixer tap and storage underneath and one central heating radiator.



Bedroom Two 3.99m x 3.2m (13'1" x 10'6")

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

Bedroom Three 3.96m x 2.6m (13'0" x 8'6")

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

Bedroom Four 2.22m x 3.71m (7'4" x 12'2")

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

Family Bathroom 1.6m x 2.72m (5'2" x 8'11")

having low level wc, pedestal wash basin with chrome mixer tap, bath with chrome fittings, wood panelling to two walls, tiling around bath area, one central heating radiator and frosted Upvc double glazed window to rear elevation.

Outside

To the front of the property is a courtyard style frontage which is paved and leads to the front door and bounded by half height wall. To the rear is a full enclosed garden which has a large paved patio area, sunken lawned area and a decked area. To the side is a walkway leading to the front.

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.

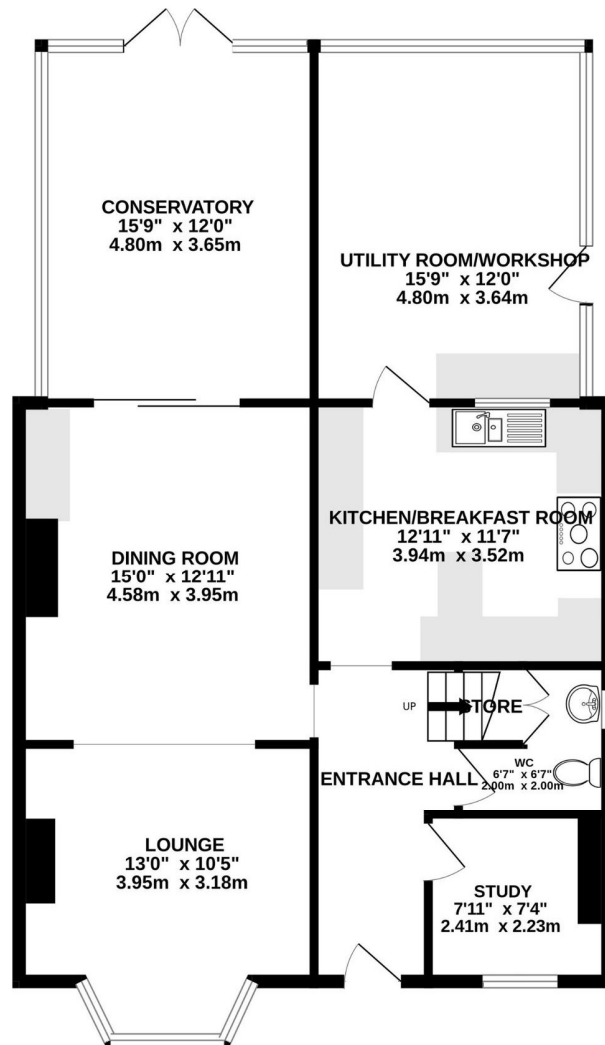
Note

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.

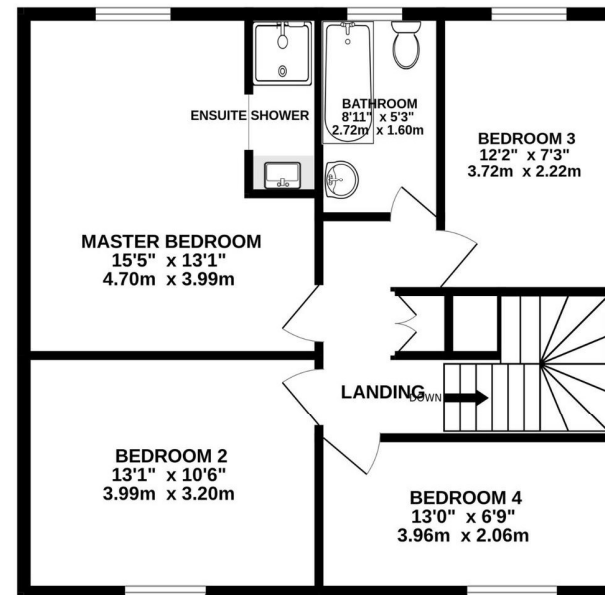




GROUND FLOOR
1035 sq.ft. (96.2 sq.m.) approx.



1ST FLOOR
658 sq.ft. (61.1 sq.m.) approx.



TOTAL FLOOR AREA : 1693 sq.ft. (157.3 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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