



69 Newman Drive
Church Gresley, Derbyshire DE11 9SR
£384,950

lizmilsom
properties 

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** LIZ MILSOM PROPERTIES ** are delighted to bring to the market this EXECUTIVE DETACHED Three Storey FAMILY Home, Located on the ever popular Castleton Park development, built by Davidson Homes. A deceptively spacious property, an internal viewing will reveal well proportioned, well presented internal accommodation with quality fixtures and fittings throughout. To the ground floor there is a Reception Hallway Cloaks/WC, spacious Lounge and a fabulous Living/Kitchen/Family area to the rear which is fitted with a stylish range of units with integrated Neff appliances. To the first floor there are three DOUBLE Bedrooms, including guest Bedroom with En-suite Shower Room and a spacious four piece family Bathroom. The master bedroom Suite is located on the second floor and enjoys views overlooking the rear garden, built-in wardrobes and a luxury En-suite Shower Room. The property occupies an excellent plot which boasts a landscaped rear garden - ideal for families and entertaining. There is an open plan front garden with a tarmac driveway to the side providing ample OFF ROAD PARKING leading to the SINGLE GARAGE and gated access to the delightful landscaped rear garden with a high level of privacy. Council Tax Band "E"/EPC Rating "B" - This property is stunning and must be viewed to be appreciated - CALL TODAY

- DETACHED 4 bedroomed Executive Home
- With a fantastic landscaped rear garden
- Four DOUBLE Bedrooms
- Family Bathroom, Cloaks/WC
- Ample off road parking & Garage
- Splendid open plan fitted Kitchen/Diner/family
- Separate Reception Room
- Two En-suites to Principle bedrooms
- Extensive Landscaped rear garden and patio
- NO UPWARD CHAIN! Early viewing a must!



Location

A thriving community right at the heart of the National Forest, the property is situated in a quiet, pleasant part of this extremely popular development within Church Gresley which has become become an increasingly sought after place to live for those appreciating the natural beauty and excellent amenities the area has to offer. The property is within easy walking distance to a local Sainsburys Convenience Store, the Gresleydale Health Centre with Chemist and a small parade of shops. This South Derbyshire village also benefits from lying within easy access of the M42 motorway and therefore offers good transport links with the major towns and cities throughout the Midlands.

The beautifully presented accommodation:-

The property benefits from gas central heating and double glazing throughout.

Reception Hallway

With stairs leading off to the first floor, alarm system, smoke detector, two ceiling light points, radiator and doors leading off to the ground floor Cloaks/WC, Lounge and Kitchen/Diner.

Ground Floor Cloaks/WC

Having a two piece white suite comprising of wash hand basin and low level WC. Radiator, wooden effect laminate flooring and ceiling light point.

Spacious Lounge

11'4 x 17'7 (3.45m x 5.36m)

A particular focal point of this great sized room is the walk in bay window to include the wooden shutters overlooking the front elevation with ceiling light point, fitted carpet, two radiators, telephone point and TV aerial point.

Stunning Kitchen/Dining/Family Area

19'6 x 16'8 (5.94m x 5.08m)

To the Kitchen area there is an excellent range of wall and floor mounted units, rolled edge work surface areas and inset 1.5 bowl sink unit. Included in the sale are the integrated appliances which comprise of 'Neff' four ring gas hob, 'AEG' electric double oven, fridge freezer, dishwasher, microwave and extractor fan. With a breakfast bar and feature lighting over, smoke detector and wooden effect laminate flooring which flows through to the;

Dining Area - radiator, ceiling light point, door to the Utility Room and open plan to the Family Area. This particular area boasts an array of light as it sits within the open plan glazed space ideal for a seating area whilst enjoying the rear garden and patio area which can be accessed via the UPVC French doors.

Separate Utility

5'1 x 4'4 (1.55m x 1.32m)

With matching wall units housing the combi boiler and worksurface area with space and plumbing for two appliances.

Stairs to First Floor & Landing

With stairs leading from the Reception Hallway the staircase rises to the spacious first floor landing area with additional stairs off, rising to the second floor, radiator, smoke detector, and useful built-in storage cupboard with shelving.

Bedroom Two

14'7 x 10'4 (4.45m x 3.15m)

A great sized DOUBLE Bedroom with radiator, TV aerial point, window overlooking the rear elevation, carpet to the flooring and access leading through to:

Ensuite Shower Room

Fitted with a modern three piece suite, comprising: a tiled shower cubicle with bi-fold glazed screen, pedestal wash hand basin, low level WC, complementary tiled floor tiling, shaver point, extractor fan, and chrome heated towel rail.

Bedroom Three

11'5 x 11'9 (3.48m x 3.58m)

Fitted with floor to ceiling built-in wardrobes with hanging rail and shelving, currently used as an Office by the Vendors but is a further great sized DOUBLE Bedroom. With a radiator, carpet to the flooring and window overlooking the front elevation.

Bedroom Four

12'11 x 8'11 (3.94m x 2.72m)

Bedroom Four completes the Bedroom set and is again a DOUBLE Bedroom, with radiator, telephone point, carpet to the flooring, large recess to accommodate a three door wardrobes and window overlooking the rear elevation.

Family Bathroom

The Family Bathroom completes the first floor accommodation and consists of four piece suite - panelled bath with centre mixer tap over, pedestal wash hand basin, low level WC and double shower cubical with inset mains shower, wet walling, spot light feature lighting. Chrome heated towel rail and opaque window to the rear elevation.

Stairs to Second Floor Master Suite

From the first floor landing stairs rise to the first floor landing with spindle balustrade, Velux skylight window, and cupboard housing the hot water cylinder.

Master Bedroom Suite

17'7 x 11'10 (5.36m x 3.61m)

The Master Suite does not disappoint with large walk-in velux window to the rear elevation and fitted wall to wall wardrobes this room offers a complete sanctuary from the rest of the home. There is a double radiator, TV aerial point, access to loft space and carpet to the flooring. A further door leads through to the;

Ensuite Shower Room

The second Ensuite has a modern contemporary fitted suite consisting of double tiled shower enclosure with glazed screen, pedestal wash hand basin with mixer tap, low level WC with economy flush, shaver point, complementary wall and floor tiling, chrome heated towel rail, and extractor fan.

Outside - Front

The property occupies an excellent plot within this ever popular residential development, enjoying a most attractive external facade. There is an low maintenance open plan front garden with a side tarmac driveway to the side providing ample off road parking and access leading through to the single garage.

Single GARAGE

17'1 x 9'0 (5.21m x 2.74m)

With an up & over door, light and power. To the side elevation there is a service access door leading from the garden/patio area.

Outside - Delightful landscaped rear garden

To the rear is an enclosed, larger than average delightful landscaped garden which is bounded by timber screening fencing and screens, having an extensive patio area ideal for entertaining in the summer months with various seating areas perfect for alfresco dining and relaxing. Just in case of the unpredictable British weather, you can seek shelter in the summer house which is included in the sale, having power and light supply. There are established specimen trees which provide a variety of all year round colour including mature maples/acers, specimen trees including hornbeam, eucalyptus which are suitable for this sized garden which provide plenty of privacy with shaped flower borders including gunnera, a variety of plants, shrubs and grasses. There is a lawn area which is perfect for young children which then leads to the extensive patio area when reaching the rear of the property.

Tenure

Freehold - with vacant possession on completion. Liz Milsom Properties Limited recommend that purchasers satisfy themselves as to the tenure of this property and we recommend they consult a legal representative such as a solicitor appointed in their purchase.

Services

Water, mains gas and electricity are connected. The services, systems and appliances listed in this specification have not been tested by Liz Milsom Properties Ltd and no guarantee as to their operating ability or their efficiency can be given.

Viewing Strictly Through Liz Milsom Properties

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Available:

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9.00 am - 8.00 pm Thursday

9.00 am - 5.00 pm Friday

9.00 am – 4.00 pm Saturday

Closed - Sunday

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Disclaimer

The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing.

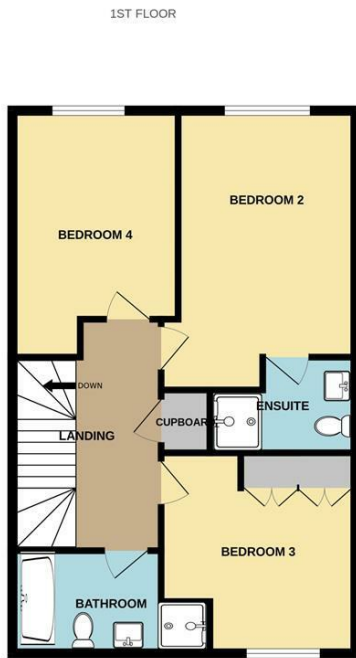
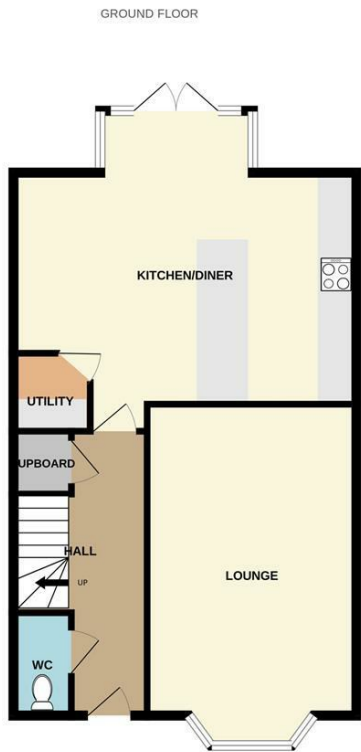
Measurements

Please note that room sizes are quoted in metres to the nearest tenth of a metre measured from wall to wall. The imperial equivalent is included as an approximate guide for applicants not fully conversant with the metric system. Room measurements are included as a guide to room sizes and are not intended to be used when ordering carpets or flooring.

LMPL/LMM/15.03.2024/1 DRAFT



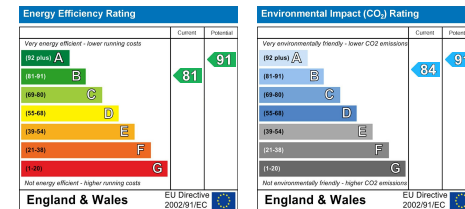




Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used 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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Directions

The property is best approached by travelling out of Swadlincote town centre along Hearthcote Road, upon reaching the roundabout take the first exit and proceed along Swadlincote Lane. At the next roundabout take the first exit into Luton Road. Follow Luton Road and keep left as the road forks right to become Ashford Way. Proceed for a short distance to the end of Luton Road and turn left at the junction onto Newman Drive. The property is located on the left hand side. Please note that there is no For Sale board at this property. For SAT NAV purposes use DE11 9SR



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COUNCIL TAX

Band: E

The vendor informs us that the property is Freehold, however we have not inspected the title deeds. We would advise you consult your own solicitor to verify the tenure.



THE TEAM

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GENERAL INFORMATION

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MONEY LAUNDERING

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