



The logo for lizmilsom properties, featuring a red house icon above the text "lizmilsom" in a bold, sans-serif font, with "properties" in a smaller, red, sans-serif font below it.

2B Mount Road
Swadlincote, DE11 9ES
Reduced to £439,950

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** LIZ MILSOM PROPERTIES ** are delighted to present this SUPERB DETACHED HOUSE for sale in Castle Gresley. This impeccably presented property, which is offered with NO UPWARD CHAIN, boasts a high specification throughout and sits within a secluded spot. The ground floor accommodation comprises a fantastic Kitchen/Diner and a Snug/Study, providing versatile living spaces to cater for all. The Lounge features doors leading to the beautifully landscaped rear garden, perfect for enjoying the outdoors in privacy. A convenient Cloaks/WC completes the ground floor accommodation. Upstairs, the property offers four well-proportioned bedrooms, the master of which benefits from an Ensuite Shower Room, enhancing the convenience and luxury of this home. Three further bedrooms and a Family Bathroom ensure ample space. The house is complemented by OFF ROAD PARKING to the front elevation. Indulge in the comfort of this immaculate home, designed with a keen eye for detail and a high quality finish throughout - EPC Rating "B"/Council Tax Band "E" - HURRY TO VIEW.....

- STUNNING Detached 4-Bed Home
- Fully Fitted Kitchen Diner
- Study/Snug & Separate Utility
- Master Bedroom & Ensuite Shower Room
- Two further Single Bedrooms
- Off Road Parking
- Spacious Lounge
- Ground Floor WC
- Large Double Bed Two
- Family Bathroom



Location

A thriving community right at the heart of the National Forest, the property is pleasantly situated on a generous sized private plot with a gated access. The village of Castle Gresley has become an increasingly popular place to live for those appreciating the natural beauty and excellent amenities in the area, within easy walking distance is a local Sainsburys Convenience Store, Gresleydale Health Centre with Chemist within and a small parade of shops. This South Derbyshire village also benefits from lying within easy access of the M42 motorway and the A444 and therefore offers good transport links with the major towns and cities throughout the Midlands.

Overview - Ground Floor

This beautifully presented property has been decorated and styled to an exceptionally high standard, offering chic design throughout. Upon entering, you are greeted by a spacious Entrance Hall and doors opening to all ground floor accommodation. The stairwell features an impressive ground-to-first-floor window providing natural light and a striking focal point, with an oak handrail leading to the first floor and landing. The rear stable doors allows the property to bring the outside space and light inside providing a welcoming atmosphere. The zoned underfloor heating runs throughout the ground floor.

The standout feature of the home is the substantial Kitchen/Diner, meticulously designed and fitted by Trent Kitchens. It boasts oak block work surfaces and solid doors, complemented by top-of-the-line integrated Bosch appliances, including an oven, hob, dishwasher and Blomberg fridge freezer, creating a stylish and functional space for both cooking and dining.

The Lounge offers a modern but contemporary touch with TV point and French doors leading out to the rear garden, allowing for seamless indoor-outdoor living - a stunning room for entertaining.

Additional rooms include a separate, dedicated Study which is currently utilised by the present Vendors as a secondary Snug having windows to both the rear and side elevations, carpet to the flooring and TV point - this room offers a peaceful and private space for work, study or general relaxation. The Utility Room is both practical and spacious, with room for appliances and a handy boiler cupboard.

Completing the ground floor accommodation is the WC/Cloaks. Having a window to the side elevation and being fitted with a two piece suite.

Every room in this property is designed to a high standard, making it an ideal home for modern living.

Overview - First Floor

On the first floor, the Master Bedroom is a stunning double room with a peaceful view over the rear elevation. It benefits from a beautifully appointed En-Suite Shower Room, complete with a modern three-piece suite.

The second Bedroom offers similar space to the Master, though it overlooks the front elevation, providing a fantastic second double guest bedroom option.

The third and fourth Bedrooms are both generously sized Single Rooms, each styled to a high modern standard, offering flexibility for various uses such as guest rooms or home offices to suit individual families needs.

Completing the accommodation is the stylish Family Bathroom, featuring a three-piece fitted suite and a towel rail. A Velux window to the rear elevation adds natural light to the space, enhancing its bright and airy feel.

AGENTS VIEW

This beautifully styled property offers exceptional living space, with a high standard of décor throughout. The ground floor features an impressive Entrance Hall, a substantial Kitchen/Diner with top-of-the-line Bosch appliances, a spacious Lounge with French doors to the rear garden, a dedicated Study/Snug, and a practical Utility Room. Upstairs, the Master Bedroom boasts a well-appointed En-Suite, while the second double Bedroom offers plenty of space and views to the front. Two good-sized Single Bedrooms, along with a modern Family Bathroom with a Velux window, complete the first floor. This home is ideal for modern living, with every room designed to perfection.

Spacious Reception Hallway

Stunning Kitchen/Diner

15'0 x 13'7 (4.57m x 4.14m)

Lounge

14'1 x 13'6 (4.29m x 4.11m)

Study/Snug

9'3 x 6'1 (2.82m x 1.85m)

Separate Utility

7'10 x 5'9 (2.39m x 1.75m)

Cloaks/WC

Stairs to First Floor & Landing

Master Bedroom

14'1 x 13'6 (4.29m x 4.11m)

En-Suite Shower Room

6'1" x 5'1" (1.87m x 1.56m)

Bedroom Two

15'0 x 13'7 (4.57m x 4.14m)

Bedroom Three

10'10 x 7'3 (3.30m x 2.21m)

Bedroom Four

10'0" x 7'4" (3.06m x 2.25)

Family Bathroom

7'10" x 7'1" (2.41m x 2.18m)

Outside - Overview

To the front of the property, a block-paved driveway provides ample off-road parking, while a side patio area offers a perfect spot for outdoor dining, especially in the early evenings. This area also allows side access to the beautifully landscaped, south-facing rear garden. The

garden is a real highlight, featuring designated spaces for both dining and lounging, an established lawn with flower borders, and a garden shed. Notably, the property is not directly overlooked to the rear, ensuring privacy and a peaceful outdoor retreat.

Viewing Strictly Through Liz Milsom Properties

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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.

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.

Tenure

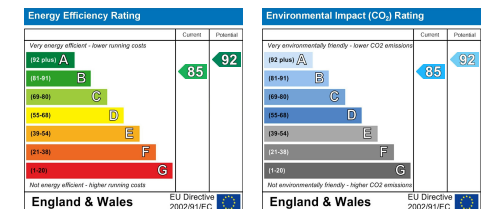
Freehold - with vacant possession on completion. Liz Milsom Properties Limited recommend that purchasers satisfy themselves as to the tenure of this property and we recommend they consult a legal representative such as a solicitor appointed in their purchase.





Directions

For SatNav purposes follow DE11 9ES



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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

Liz and her team, who are dedicated and strive to provide you with excellent service.... And REMEMBER we are only a phone call or click away.

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MONEY LAUNDERING

All Estate Agents are required by Law to check the identification of all Purchasers prior to instructing solicitors on an agreed sale and for all Sellers prior to commencing marketing a property. Suitable forms of ID include new style Drivers Licence and signed Passport.

THE NATIONAL ASSOCIATION OF ESTATE AGENTS (NAEA)/THE PROPERTY OMBUDSMAN SCHEME

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