



**Burton Road**  
**Castle Gresley, Swadlincote, Derbyshire DE11 9EW**  
**Offers over £499,950**

**lizmilsom**  
**properties** 

## Burton Road, Castle Gresley, Swadlincote, Derbyshire DE11 9EW

'Home Farm' is a beautifully presented, energy-efficient detached family home, complete with solar panels, standing proudly within its own landscaped grounds being offered for sale with the Award Winning Agents, LIZ MILSOM PROPERTIES. Sympathetically restored and improved over the years, with an eye to detail, by the present Owners The property offers ample secure parking for several vehicles, including space for a motorhome or caravan and double garage. The stunning accommodation includes two Reception Rooms, a beautiful bespoke splendid fitted open plan Dining Kitchen with integrated appliances, Utility WC. To the first floor there are three generous double bedrooms, the principle Bedroom having a walk in dressing area and En Suite, walk through Office area and completing the first floor is the luxury appointed family bathroom. Viewing is highly recommended of this individual & unique property in order to fully appreciate all that is on offer! With its blend of modern efficiency and charming design, this home provides both comfort and sustainability. EPC rating B - Council Tax Band D.

Don't miss the opportunity to view this exceptional property—book your viewing today!

- Stunning detached family home
- Fully upgraded & remodelled over the years
- Open plan Dining area, 2nd Sitting Room
- Master bedroom with dressing room & En Suite
- Strategically located for the commuter
- Surrounded by delightful landscaped gardens
- Splendid bespoke fitted Kitchen , Utilty
- Superb Living Room with inglenook fireplace
- Luxury first floor bathroom EPC rating B
- Viewing highly recommended by Agents



## 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 remodelled and sympathetically restored detached family home offers exceptional quality throughout, starting from the ground floor. Upon entry, a welcoming porch with an oak front door leads into a spacious Reception Hall, where stairs ascend to the first floor.

The Snug, a cosy and inviting room, features a multi-fuel burner, perfect for relaxing evenings by the fire. A charming hallway with a bespoke fitted bookcase/door cleverly conceals the staircase to the cellar, offering both character and practicality.

The main reception room is a true highlight, boasting exposed beams, elegant flooring, and an impressive Inglenook brick fireplace with another multi-fuel burner. The spacious area allows for ample freestanding furniture, and French doors open out to the established garden with multiple seating areas. This room is ideal for entertaining or unwinding with family and friends, flooded with natural light from numerous windows.

The hallway also leads to the bespoke kitchen, expertly designed with a vast range of wall and floor-mounted units, extensive work surface areas, and an inset sink. High-end integrated appliances, including a Miele double oven, induction hob, integrated dishwasher, and fridge freezer, make this kitchen as functional as it is stylish. Limestone flooring runs throughout, continuing into the impressive dining area, enhanced by feature lighting and ample natural light.

Additionally, there is a separate Laundry/Utility room with plumbing for a washing machine, space for a condenser dryer, and tall storage units for convenience. The ground floor is completed by a Cloakroom/WC, featuring a two-piece suite with a wash hand basin and low-level WC, ensuring practical living at every turn.

This ground floor layout beautifully blends modern convenience with traditional charm, offering an ideal family living space.

## Overview - First floor

The first floor of this exceptional family home continues the theme of quality and thoughtful design. As you ascend the staircase from the Reception Hall, you're greeted by a spacious landing area that serves as the central hub for the upstairs accommodation.

The principal bedroom is a luxurious retreat, offering generous space for freestanding furniture, as well as large windows that fill the room with natural light. Having feature wood panelling with concealed door leading to a fantastic dressing room, perfect for any organised wardrobe. This room benefits from a well-appointed en-suite Shower room, featuring a walk-in shower, vanity unit with wash basin, and a low-level WC, all finished to a high standard. A particular feature are the exposed wood which provides a more natural feel.

There are two additional double bedrooms, each offering ample space and individual charm, with plenty of room for personal touches. Each bedroom is bright and airy, benefiting from large windows that offer views of the surrounding grounds.

A standout feature on this floor is the tastefully decorated luxury family bathroom, designed with both style and function in mind. It includes a full-sized bath with a separate fully tiled walk-in shower, with rainfall fitment a twin wash hand basin unit set within a sleek vanity unit, and a low-level WC, all finished with modern fixtures and fittings.

Completing the first floor is the spacious landing, which offers a unique feature—an ideal area for a home office or workstation. This versatile space provides plenty of room for a desk and office furniture, making it perfect for those who work from home or need a quiet study area. With natural light flooding in from nearby windows, this landing adds both functionality and charm to the first floor layout, seamlessly blending practicality with the home's elegant design.

The first floor is both spacious and inviting, providing well-proportioned rooms that are ideal for family living. The natural light, quality finishes, and thoughtful layout create a serene and comfortable living environment.

## The beautiful well equipped accommodation:-

### Ground floor

#### Entrance hall

15'2" x 4'5" (4.64 x 1.36)

#### Front Reception Room

14'4" x 10'9" (4.39m x 3.30m)

#### Welcoming Living Room

16'4" x 16'9" (4.98m' x 5.11m)

#### Splendid fitted open plan Dining Kitchen

18'4" x 9'2" (5.59m x 2.81m )

#### Open plan Dining area

11'10" x 9'10" (3.62m x 3.01m)

#### Rear Entrance Hall

10'4" x 2'11" (3.17m x 0.89m)

#### Separate Utility Room

7'9" x 4'0" (2.38m x 1.22m)

#### Guest Cloaks/WC

6'11" x 3'7" (2.13m x 1.1m)

#### Superb family bathroom

9'1" x 8'6" (2.78m x 2.60)

#### Principle double bedroom

14'0" x 12'7" (4.29m x 3.85)

#### Walk-in Shower

8'2" x 2'10" (2.49m x 0.87m)

#### Generous double bedroom

14'4" x 15'8" (4.39m x 4.80m )

#### Double bedroom

19'2" x 8'8" (5.85m x 2.66m)

#### Open office/work station area

10'1" x 13'2" (3.08m x 4.02m)

#### Separate walk in Dressing room

## Well equipped En Suite Shower Room

7'5" x 4'3" (2.27m x 1.31m)

## Carpeted stairs to first floor and landing

## Outside - Overview

### Detached double garage

19'0" x 17'0" approx (5.79m x 5.18m approx)

## Ample parking for several vehicles, caravans, moto

## 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

To view this lovely property please contact our dedicated Sales Team at LIZ MILSOM PROPERTIES.

We provide an efficient and easy selling/buying process, with the use of latest computer and internet technology combined with unrivalled local knowledge and expertise. PUT YOUR TRUST IN US, we have a proven track record of success as the TOP SELLING AGENT locally – offering straight forward honest advice with COMPETITIVE FIXED FEES.

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9.00 am - 5.00 pm Friday

9.00 am – 4.00 pm Saturday

Closed - Sunday

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## 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.

## 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.

LMPL/LMM/18.09.2024/1 DRAFT

LMPL/LMM/21.09.2024/2 APPR





# Directions

For SAT NAV purposes use DE11 9EW

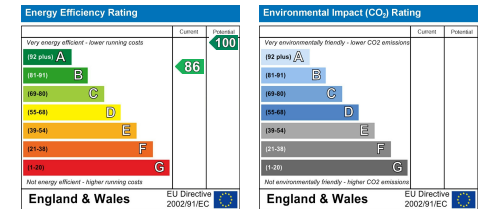
GROUND FLOOR



1ST FLOOR



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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## COUNCIL TAX

Band: D

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.

## GENERAL INFORMATION

NOTE: Whilst we endeavour to make our sales details accurate and reliable, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information for you, particularly if you are contemplating travelling some distance to view the property.

## 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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