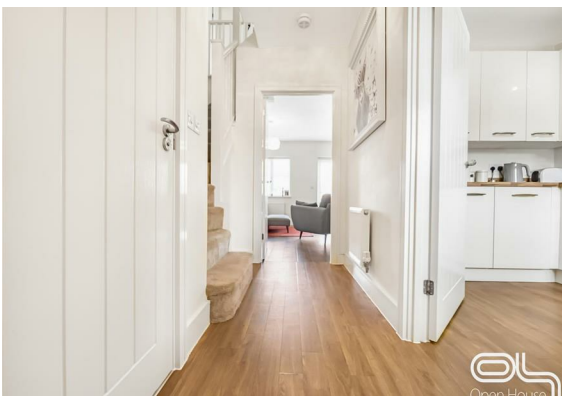


Headstock Drive, Castle Gresley, DE11 9FY

£240,000



Headstock Drive, Castle Gresley, DE11 9FY

£240,000
Council Tax Band: C

Guide Price £240,000 to £250,000

ATTENTION FAMILIES This larger than average three bedroom link-detached home offers modern living, in a fantastic location opposite a park, and just around the corner from a brand new Aldi store. The property has fantastic transport links for the A42 and A38, and is near to the town centres of Swadlincote Ashby-de-la-Zouch, and Burton on Trent.

The home briefly comprises of a large lounge diner, modern kitchen, WC, as well as three large bedrooms, including master with ensuite and dressing area. To the rear, the garden is low maintenance but well-appointed, and to the front there is a driveway for multiple vehicles as well as a useful car port.

Approach to the home is via a private driveway opposite the local playing park. On the way inside you will pass an impressive front elevation, off-road parking, access to the car port sat behind tarmac and a well-kept front garden, which adds kerb-appeal. There is also outdoor sensor lighting.

The Entrance Hallway is light and welcoming, with oak effect Amtico flooring. From here there is access to the WC, kitchen and lounge, as well as to the centre staircase to the first floor.

The Spacious Lounge - Diner is cosy yet spacious, highlighted by the French doors and large window to the rear elevation which add plenty of natural light. The décor is neutral and the carpets in good condition.

The Modern Fitted Kitchen boasts a range of soft close fitted units. Appliances include the integrated oven and gas hob with an extractor hood, space for an American style fridge freezer, and plumbing for a washing machine, as well as a double sink with mixer tap. The oak effect worksurface with upstand perfectly compliment the white gloss cupboard doors. The Amtico flooring continues in from the entrance hallway.

The Cloakroom WC consists of hand wash basin, low-level WC, and has bright décor, an opaque paned window the front elevation as well as a radiator. The Amtico flooring flows in from the entrance hallway.

The Landing boasts spindle balustrade and gives plenty of logistical space. The area has thick pile carpeting and gives way to the family bathroom and all three bedrooms.

The Master Suite faces out to the rear elevation. This exceptionally designed space is perfect for convenience and luxury. With En-suite shower room, and dressing area through an opening to the rear. It's the ideal room for getting ready on busy mornings without disruption. The bedroom itself is well sized, with high-quality carpets, neutral décor, and designer lighting.

The Dressing Area is a notable feature rarely seen with a property in this price-range, with the double fitted wardrobes not taking away from the available space.

The En-suite is spacious and well-appointed with rain-forest power shower with glass sliding doors around the double unit. There is a hand-basin, low-level WC and heated towel-rail all sat above high-quality vinyl flooring.

The Second and Third Bedrooms are both well sized with the second bedroom being a large double, and the third bedroom being slightly smaller, but could fit a double bed if required. Both rooms are in keeping with the rest of the property, being finished to a nice standard with high quality carpeting, and neutral décor.

Over to The Family Bathroom. The room benefits from bathtub with overhead shower, wash hand basin, low level WC and heated towel rail. The walls are part tiled with stone effect tiles, and the floor with complimenting quality vinyl.

The Rear Garden is mainly laid to lawn and benefits from having a patio area and access into the garage. The garden benefits from a 6ft boundary fence for privacy as well as rear access through the car port.

Kitchen - 3.38m x 2.26m (11'1 x 7'5) -

Lounge Diner - 4.24m x 4.57m (13'11 x 15'0) -

Master Bedroom - 4.09m max x 2.74m max (13'5 max x 9'0 max)

Dressing Area - 2.01m x 1.73m (6'7 x 5'8)

En-Suite Shower Room - 2.97m x 1.78m (9'9 x 5'10)

Bedroom Two - 4.17m x 2.95m (13'8 x 9'8)

Bedroom Three - 3.56m x 2.18m (11'8 x 7'2)

Bathroom - 2.29m x 1.80m (7'6 x 5'11)

Additional Information

Tenure: Freehold (purchasers are advised to satisfy themselves as to the tenure via their legal representative).

Services: Mains water, drainage, electricity and gas are believed to be connected to the property but purchasers are advised to satisfy themselves as to their suitability.

Energy Performance Rating B

Local Authority Area: South Derbyshire

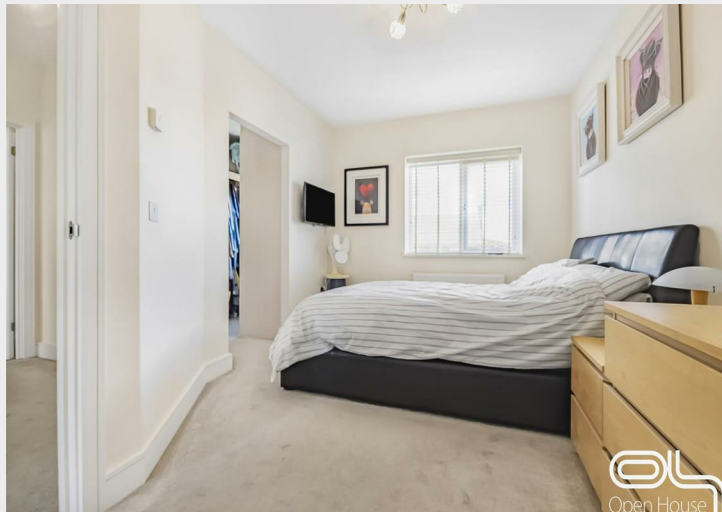
Council Tax Band: C

We wish to clarify that these particulars should not be relied upon as a statement or representation of fact and do not constitute any part of an offer or contract. Buyers should satisfy themselves through inspection or other means regarding the correctness of the statements contained herein.

Please also be aware that we have not verified the condition of the appliances or the central heating system included in the sale, and buyers are advised to conduct their own assessments before entering into a contract.

Money Laundering Regulations 2003:

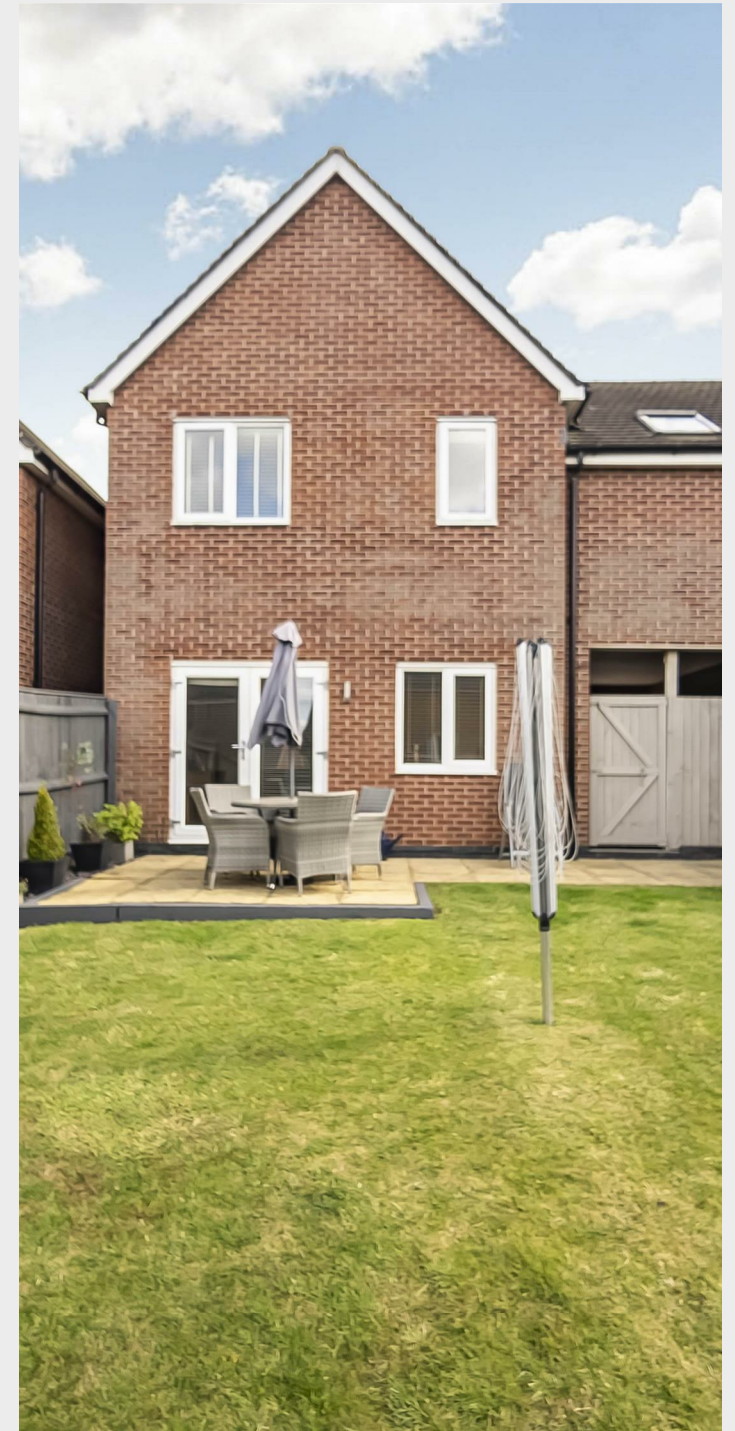


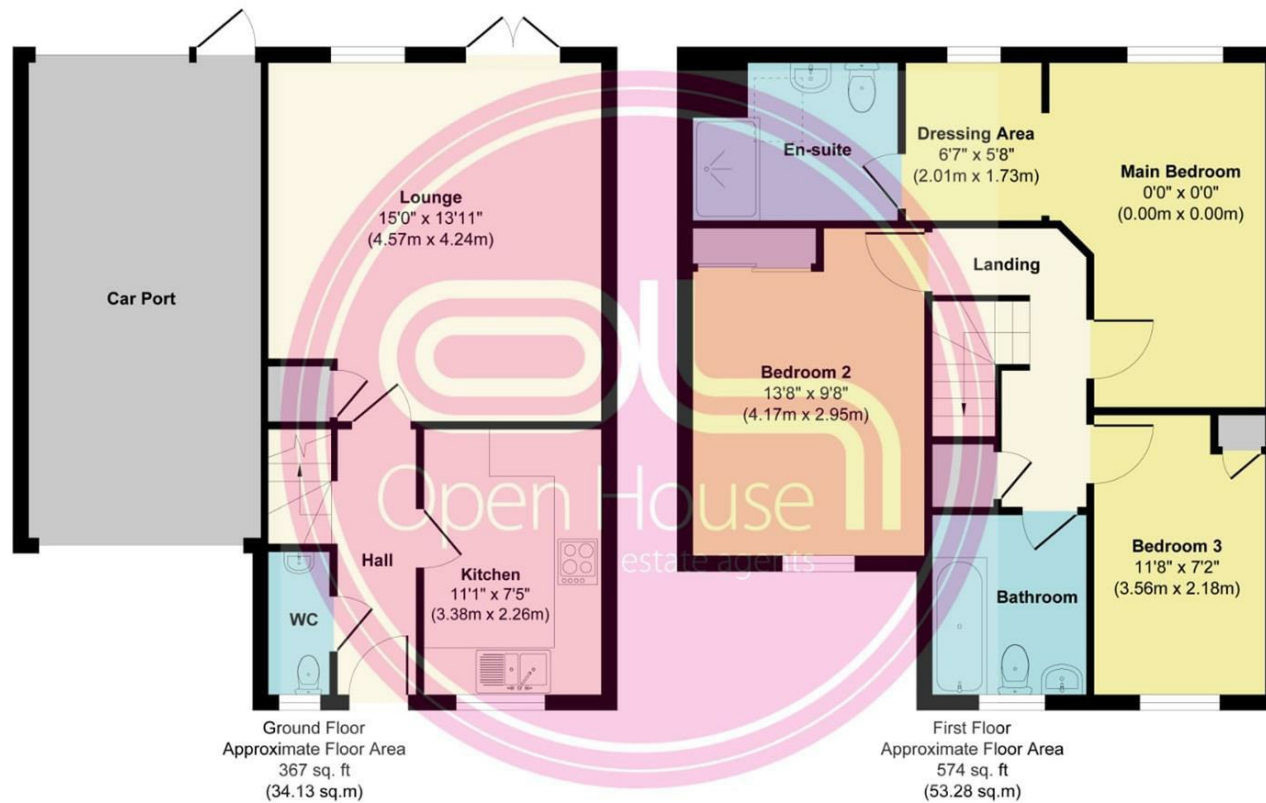


In accordance with the Money Laundering Regulations 2003, we are obligated to verify your identification before accepting any offers.

****Floorplans:****

We take pride in providing floorplans for all our property particulars, which serve as a guide to layout. Please note that all dimensions are approximate and should not be scaled.





Approx. Gross Internal Floor Area 941 sq. ft / 87.41 sq. m (Excluding Car Port)

Illustration for identification purposes only, measurements approximate and not to scale, unauthorized reproduction is prohibited.

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			94
(81-91) B		82	
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	