



Drift Road, Castle Gresley, Swadlincote,  
DE11 9FW

£225,000





**Drift Road, Castle Gresley, Swadlincote,  
DE11 9FW  
£225,000**

Nestled within a modern residential development in Castle Gresley, this beautifully presented three-bedroom semi-detached home offers stylish, move-in ready accommodation throughout. The property occupies a particularly generous plot with a substantial rear garden and no houses to the front, making it ideal for families or those seeking extra outdoor space.

Positioned close to the newly built Aldi store and local amenities, this home enjoys convenient access to Swadlincote town centre, reputable schools, and excellent commuter routes including the A444, A511 and M42, providing easy connections to Burton-on-Trent, Ashby-de-la-Zouch and beyond.

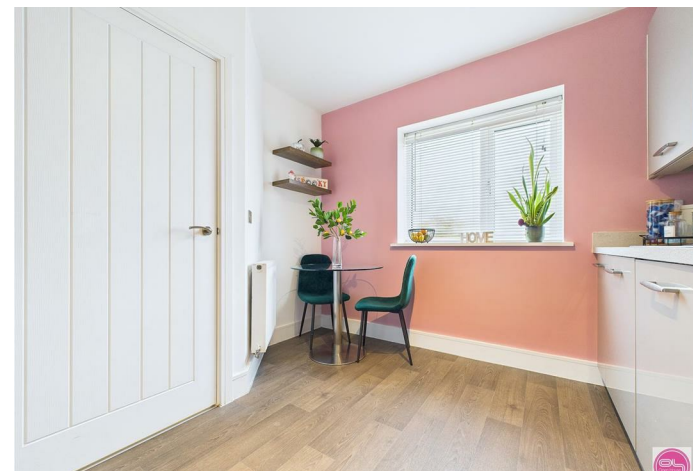
**Accommodation**

**Entrance Hallway – 2.05m x 4.40m (6'8" x 14'5")**

A welcoming and spacious hallway finished with wood-effect flooring, central heating radiator and stairs rising to the first floor. Doors lead off to the kitchen, WC and living room. There's also a useful under-stairs storage cupboard with a tumble dryer.

**Kitchen / Diner – 2.43m x 3.30m (7'11" x 10'9")**

A contemporary kitchen fitted with a range of high-gloss wall and base units complemented by matching work surfaces and tiled splashbacks. Integrated electric oven with gas hob and stainless-steel extractor hood above, integrated washing machine and fridge freezer. A front-facing window provides ample natural light, while space for a small dining table completes this sociable cooking area.



Guest WC – 1.79m x 0.99m (5'10" x 3'2")

Fitted with a white suite comprising low-level WC and pedestal wash hand basin with tiled splashback. Obscure window to the side and radiator.

Living Room – 4.64m x 3.28m (15'2" x 10'9")

A bright and inviting reception room with neutral décor and French doors opening onto the rear patio and garden, allowing plenty of light and creating a perfect space for relaxing or entertaining.

First Floor Landing – 1.65m x 1.88m (5'4" x 6'1")

With access to all bedrooms and the family bathroom. Loft hatch and central heating radiator.

Bedroom One – 2.70m x 3.10m (8'10" x 10'1")

A beautifully decorated double bedroom with built-in mirrored wardrobes, front-facing window, radiator and door leading to the en-suite.

En-Suite Shower Room – 1.66m x 1.60m (5'5" x 5'3")

Comprising a corner shower cubicle with glazed screen and tiled surround, pedestal wash basin, low-level WC, heated towel rail and side-facing window.

Bedroom Two – 2.92m x 2.51m (9'6" x 8'2")

A generous second double bedroom overlooking the rear garden, tastefully presented and currently used as a nursery. The room has ample space for all required furniture.

Bedroom Three – 1.86m x 3.27m (6'1" x 10'8")

Currently used as a home office and fitted with cabinetry and desk area, this versatile room can easily serve as a bedroom or study.

Family Bathroom – 1.87m x 2.00m (6'1" x 6'6")

A modern three-piece suite including panelled bath

with shower over and glazed screen, pedestal wash basin and WC. Tiled splashbacks, extractor fan, and obscure glazed window to the rear.

#### Outside

To the front, the property benefits from a neatly presented lawn and pathway to the entrance door, along with a driveway providing off-road parking.

The rear garden is a particular highlight – especially large, south-facing and well-maintained, featuring a paved patio area, extensive lawn, and a raised seating terrace ideal for outdoor entertaining or summer dining. Enclosed by fencing and brick walls for privacy, it provides a secure space for children and entertaining guests.

#### Additional Information

- Tenure: Freehold
- Council Tax Band: C
- EPC Rating: B
- Local Authority Area: South Deryshire

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 note that we have not tested or verified the condition of the services connected to the property, including mains gas, electricity, water or drainage systems. Similarly, we cannot confirm the working order or efficiency of any appliances, heating systems, or electrical installations that may be included in the sale. Prospective purchasers are therefore advised to carry out their own independent investigations and







surveys before entering into a legally binding agreement.

#### Money Laundering Regulations 2003:

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

#### Floorplans:

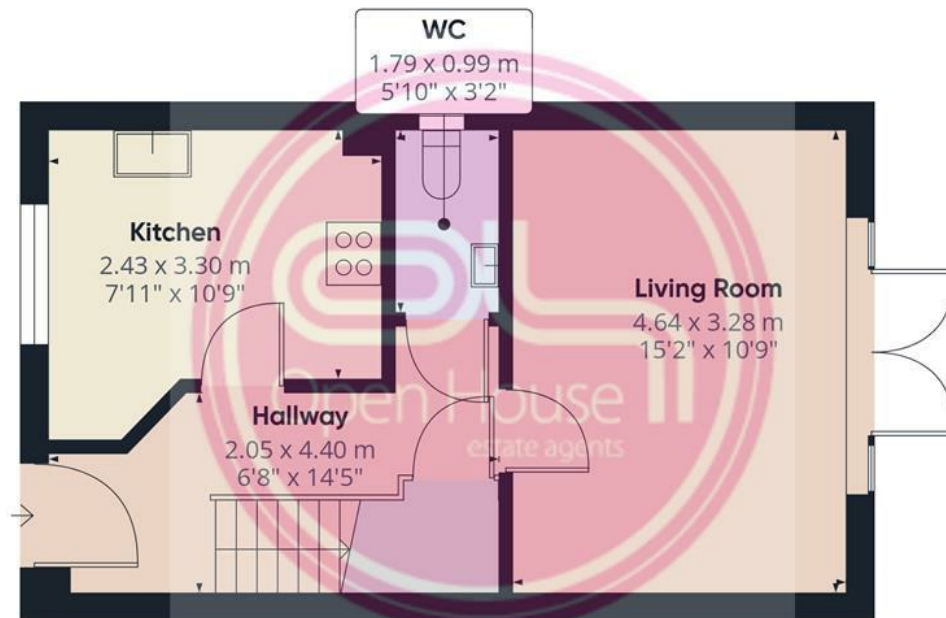
We take pride in providing floorplans for all our property particulars, which serve as a guide to layout. Please note that all dimensions are approximate and should not be scaled.



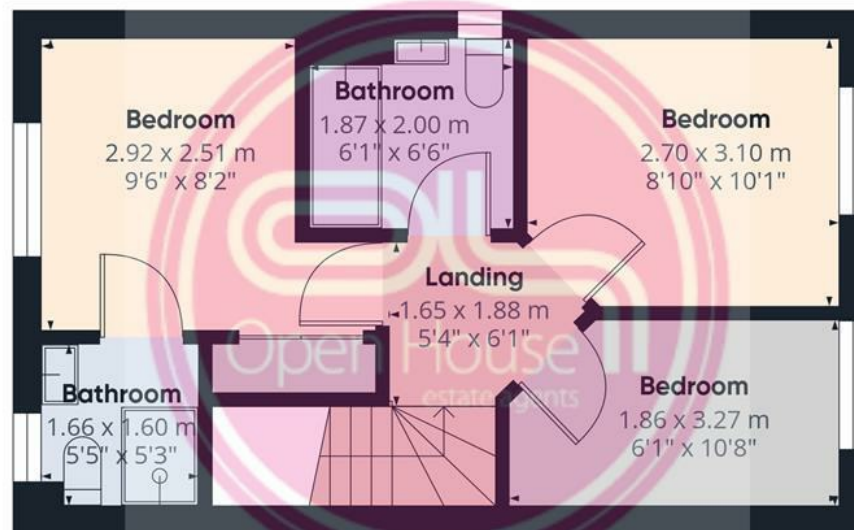








Floor 0



Floor 1

**GLA<sup>TM</sup>**

76.6 m<sup>2</sup>  
824 ft<sup>2</sup>

**Total**

76.6 m<sup>2</sup>  
824 ft<sup>2</sup>

(1) Finished, above grade

Ext. wall thickness assumed: 15.24  
cm/6 in

Calculations reference the ANSI-Z765  
standard. Measurements are  
approximate and not to scale. This  
floor plan is intended for illustration  
only.

**GIRAFFE360**



ENERGY PERFORMANCE CERTIFICATE

| Energy Efficiency Rating                    |                            |                                                                                   |
|---------------------------------------------|----------------------------|-----------------------------------------------------------------------------------|
|                                             | Current                    | Potential                                                                         |
| Very energy efficient - lower running costs |                            |                                                                                   |
| (92 plus) A                                 |                            | 95                                                                                |
| (81-91) B                                   | 83                         |                                                                                   |
| (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<br>2002/91/EC |  |

LOCAL AUTHORITY

South Derbyshire

TENURE

Freehold

COUNCIL TAX BAND

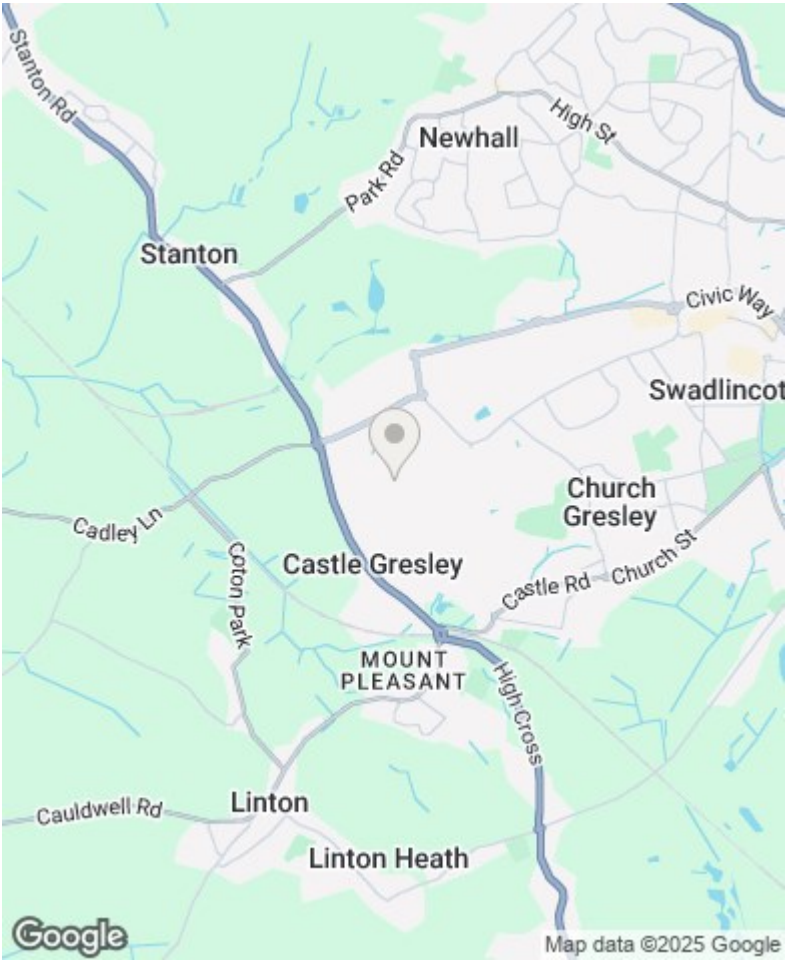
C

VIEWINGS

By prior appointment only

PROPERTY SUMMARY

- Immaculately presented modern semi-detached home
- Three well-proportioned bedrooms, including en-suite to master
- Spacious lounge with French doors to rear garden
- Contemporary fitted kitchen with dining area
- Ground floor WC and family bathroom
- Especially large south-facing rear garden
- Driveway providing off-road parking
- Sought-after Castle Gresley location nearby amenities
- Excellent transport links via A444, A511 and M42
- Perfect first-time buy



8 Gretton House Waterside Court, Burton-on-Trent, DE14 2WQ

Tel: (01283) 240632

Email: [BurtonSwad@localagent.co.uk](mailto:BurtonSwad@localagent.co.uk)

[www.openhouselocal.co.uk](http://www.openhouselocal.co.uk)