

Swadlincote Lane

Castle Gresley, Swadlincote, DE11 9EG

John 
German






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£780,000



Beautifully positioned bespoke home with far reaching views and a wealth of stylish living space extending to 3105 sq ft. There are four double bedrooms all with ensembles and walk-in wardrobes alongside five reception rooms, family kitchen and large triple garage, all set in an almost 0.4 acre plot.

This individual bespoke family home is a one of a kind, offering spacious accommodation perfect for family life, coupled with large garden plot of 0.39 acres. It has been thoughtfully designed with family living in mind and offers five reception rooms on the ground floor. Electric wrought iron gates provide access to an expansive driveway providing you with heaps of secure off-road parking and access to a detached feature double garage with room over, plus an additional double length garage with higher than normal entrance door to the side. Subject to planning, these could offer a great possibility for conversion to an annexed dwelling for a dependent relative. The property prominently sits on a corner plot, well back from the road behind its block paved driveway. Lawned gardens wrap around two sides of the property.

An entrance door invites us inside where you will find an amazing large central hallway with feature staircase leading up to a galleried landing above, creating a truly grand entrance to the home. Arranged around you will find there are multiple reception rooms offering room for the largest of families. There is a well-proportioned dual aspect lounge with feature fireplace, a family room, useful study for those working from home, a second dual aspect sitting room/bedroom five and fabulous fitted family kitchen with double doors to a connecting dining room creating a heart of this excellent home. Finally, is the utility room/guest cloakroom on the ground floor.

Climb the turning staircase to the first floor and you arrive on a balustraded galleried landing which is just as impressive as the hallway below. It has a feature full height picture window offering views of the valley and countryside beyond. All four bedrooms are excellent size doubles, all have walk-in wardrobes, and all have the benefit of their own ensuite shower rooms. The principal bedroom is of course the largest of the four and is a dual aspect room with fabulous countryside views and has an extensive range of fitted wardrobes. The ensuite to bedroom one has recently been refitted and has a larger ensuite than the other rooms, and has double width shower with glazed door with shower above. It has full height tiling to the walls, chrome ladder style towel radiator and a vanity unit with wash hand basin with double storage cupboard below, further C and a double height storage cupboard.

Outside, as previously mentioned the gardens sit centrally in its plot, well back from the road, large lawned gardens run around two sides of the property with planted borders. There is a patio area set full width to the rear of the property.

For those car enthusiasts, tradespeople or someone looking for a workshop or potential annexed for relatives (subject to PP) this property doesn't disappoint. There is a double width garage 24' x 19' with light power and electric roller doors, side personal door with inner hall stairs that take you to a room above which could create a great home office, playroom or gym. Alongside this garage there is another adjoining which is 36'6 long and 12'9 wide and has a higher entrance door than normal.

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

Please note: It is quite common for some properties to have a Ring doorbell and internal recording devices.

Property construction: Standard

Parking: Driveway and garage

Electricity supply: Mains

Water supply: Mains

Sewerage: Mains

Heating: Mains gas

(Purchasers are advised to satisfy themselves as to their suitability).

Broadband type: TBC

See Ofcom link for speed: <https://checker.ofcom.org.uk/>

Mobile signal/coverage: See Ofcom link <https://checker.ofcom.org.uk/>

Local Authority/Tax Band: / Tax Band

Useful Websites: www.gov.uk/government/organisations/environment-agency

Our Ref: JGA09082024

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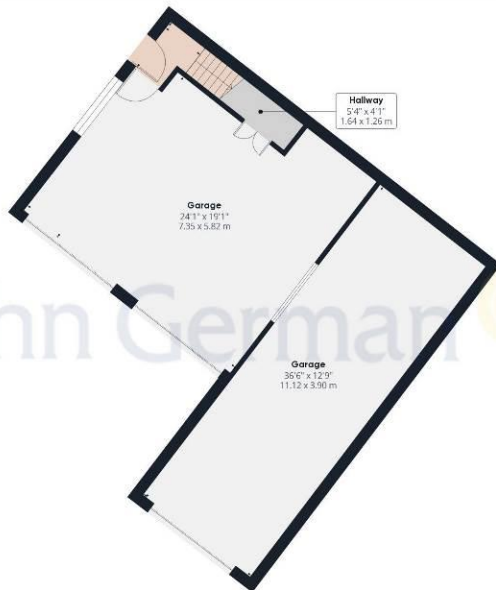




Ground Floor Building 1



Floor 1 Building 1



Ground Floor Building 2



Floor 1 Building 2

Approximate total area⁽¹⁾

4384.68 ft²

407.35 m²

Reduced headroom

9.9 ft²

0.92 m²

(1) Excluding balconies and terraces

 Reduced headroom (below 1.5m/4.92ft)

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

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Agents' Notes

These particulars do not constitute an offer or a contract neither do they form part of an offer or contract. The vendor does not make or give and Messrs. John German nor any person employed has any authority to make or give any representation or warranty, written or oral, in relation to this property. 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 contemplating travelling some distance to view the property. None of the services or appliances to the property have been tested and any prospective purchasers should satisfy themselves as to their adequacy prior to committing themselves to purchase.

Referral Fees

Mortgage Services - We routinely refer all clients to APR Money Limited. It is your decision whether you choose to deal with APR Money Limited. In making that decision, you should know that we receive on average £60 per referral from APR Money Limited.

Conveyancing Services - If we refer clients to recommended conveyancers, it is your decision whether you choose to deal with this conveyancer. In making that decision, you should know that we receive on average £150 per referral.

Survey Services - If we refer clients to recommended surveyors, it is your decision whether you choose to deal with this surveyor. In making that decision, you should know that we receive up to £90 per referral.

| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+ | A | | |
| 81-91 | B | | |
| 69-80 | C | 75 C | 79 C |
| 55-68 | D | | |
| 39-54 | E | | |
| 21-38 | F | | |
| 1-20 | G | | |



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