



Headstock Drive  
Castle Gresley Swadlincote





## Property Description

Burchell Edwards are delighted to bring to market this exceptionally well-finished and sizeable 2 bedroom Semi-Detached family home, situated on a lovely private road in the Castle Gresley area. Conveniently located, the property is well connected to main transport routes and all local amenities making the property ideal for all home owners. The property itself welcomes you with multiple off road parking spaces to the front of the property as well as an ideal courtyard seating area for enjoying the evening sunshine. Internally, the property has been finished to a modernised standard throughout and offers a ground floor consisting of: a spacious living room/dining area, a compact, ready to use kitchen area as well as a downstairs W/C for ultimate ease. On the first floor of the property you will find a landing area that provides access to the loft area, the property's family bathroom as well two great sized double bedrooms, either of which can easily be used as the property's master bedroom. Externally, the rear garden provides a truly peaceful setting which can be thoroughly enjoyed in the warmer months. With a patio slabbed pathway surrounded by beautiful gravel, the garden is a real eye catching space finished to an immaculate standard. Not only this, but the rear garden also comes with a beautiful outhouse that can be adapted to be used in numerous ways both practical and entertainment. Viewing of this lovely property is essential.

## Downstairs W/C

Wooden flooring, pendant light, low level flush W/C, hand wash basin, window to front elevation, central heating radiator,

## Living/Dining Room

Wooden flooring, pendant light x 2, under stair storage cupboard, window to side elevation, patio doors leading to rear garden, central heating radiator,

## Kitchen

Wooden flooring, window to front elevation, integrated oven and hobs, integrated

fridge/freezer, integrated washing machine, integrated dishwasher, pendant light, cupboards over counters, stainless steel sink & drainer, central heating radiator.

## Landing

Carpet flooring, loft access, pendant light.

## Bedroom One

Carpet flooring, window to rear elevation x 2, pendant light, central heating radiator, built in wardrobes

## Bedroom Two

Carpet flooring, pendant light, window to front elevation, central heating radiator, storage cupboard.

## Family Bathroom

Tiled floor, pendant light, shower over bath, low level flush W/C, hand wash basin, window to side elevation, central heating radiator,

## Front Garden

Two allocated off road parking spaces to the front of the property, bark seating area, slabbed pathway to front door

## Rear Garden

Enclosed rear garden, slab paved pathway, gravel seating areas, beautiful outhouse, gate to side access

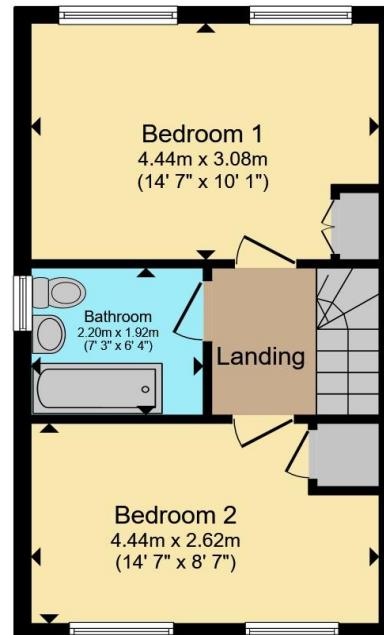




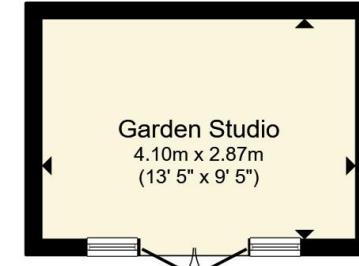




**Ground Floor**



**First Floor**



**Outbuilding**

Total floor area 80.8 m<sup>2</sup> (870 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.propertybox.io](http://www.propertybox.io)



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EPC Rating: B    Council Tax  
Band: B

Tenure: Freehold

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Property Ref: BUT211148 - 0003