



Newman Drive, Church Gresley, Swadlincote, DE11

£262,000

Bedrooms: 3 | **Bathrooms:** 2 | **Receptions:** 1

Located at the quiet end of a popular, modern estate in Church Gresley, Swadlincote, **Cadley Cauldwell** present this immaculately presented **modern three-bedroom semi-detached** home offering comfortable living with contemporary finishes. Boasting private parking and a spacious rear garden, this property is designed for family living.

Upon entering, you are welcomed into a bright Hallway, complete with a convenient understairs cupboard for additional storage. The heart of the home, the Kitchen/Diner, is thoughtfully designed and includes built-in appliances, such as a dishwasher, making it a perfect space for culinary activities and informal dining. A handy Cloakroom on this level adds to the property's practicality.

The spacious Lounge, an ideal area for relaxation and entertaining, features patio doors that open directly onto the rear garden, seamlessly blending indoor and outdoor living. Ascending to the Landing, you will find a useful cupboard. Bedroom One is a comfortable retreat with a built-in wardrobe and benefits from its own En-suite Shower Room, providing a private oasis. Two further well-proportioned bedrooms offer versatile spaces for the families needs, complemented by a modern Family Bathroom.

Externally, the property benefits from a private driveway and off-street parking at the front, alongside a path to the front door and a side access gate. The spacious rear garden is laid to lawn, featuring a smart patio area with shade and a shed, perfect for outdoor activities and storage.

This home benefits from gas central heating and double glazing, ensuring warmth and efficiency. Situated close to schools for all ages, local amenities, and excellent commuting links, it combines convenience with a peaceful residential setting.

Council Tax Band B / EPC Rating TBC / Freehold

We encourage you to view this fantastic home to fully appreciate its quality and desirable location.

Hallway - 5m x 0.97m (16'5" x 3'2")
Understairs Cupboard

Kitchen/Diner - 4.04m x 2.51m (13'3" x 8'3")
Built in appliances inc dishwasher

Cloakroom - 1.78m x 0.97m (5'10" x 3'2")

Lounge - 4.75m x 3.23m (15'7" x 10'7")
Patio doors to rear garden

Landing
Cupboard

Bedroom One - 3.15m x 2.57m (10'4" x 8'5")
Built in wardrobe

En-suite - 2.57m x 1.73m (8'5" x 5'8")
Shower Room

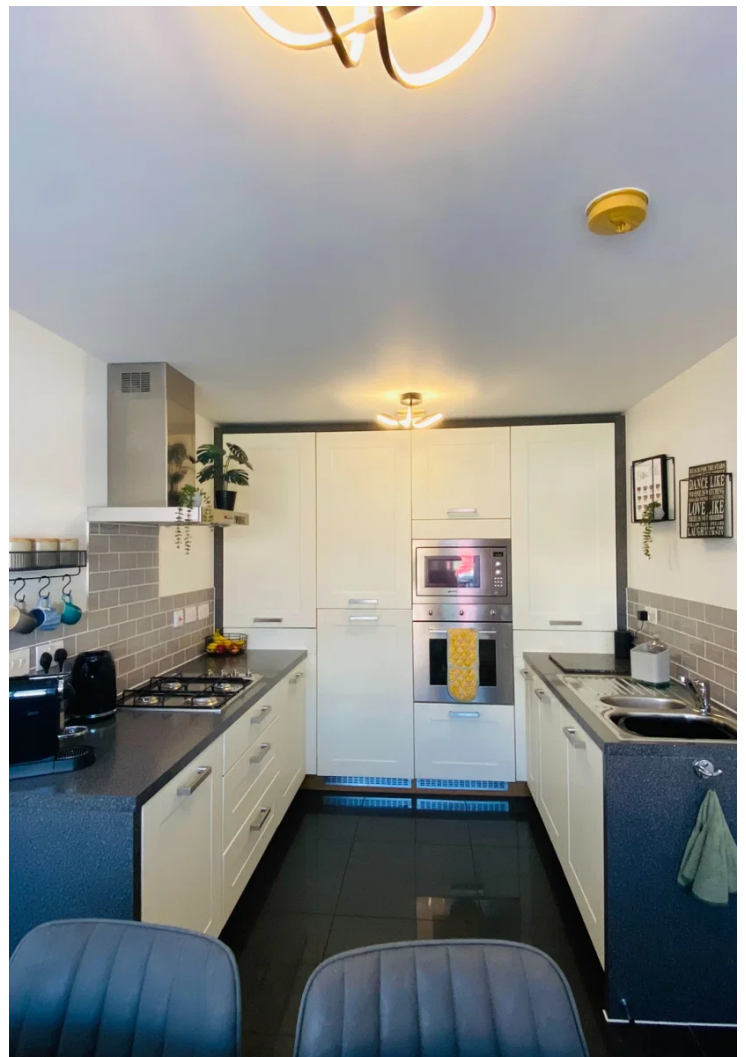
Bedroom Two - 2.92m x 2.57m (9'7" x 8'5")

Bedroom Three - 2.11m x 1.98m (6'11" x 6'6")

Bathroom - 2.08m x 1.75m (6'10" x 5'9")

Front
Path to door, side access gate, private driveway

Rear
Laid to lawn, patio area with shade, shed







Cadley Cauldwell

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