

Newman Drive

Church Gresley, Swadlincote, DE11 9RZ

John German



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Asking Price Of £245,000

A beautifully presented three-bedroom semi-detached home offers stylish, modern accommodation throughout and is perfectly suited to first-time buyers, young families, or those seeking a move-in-ready property with well-balanced living space both inside and out.



Neutrally decorated throughout, this attractive home combines practicality, comfort, and contemporary design in equal measure.

To the front of the property is a small, well-kept garden which creates an inviting approach to the home. Upon entering, you are welcomed into a bright entrance hallway which immediately sets the tone for the property's clean and modern finish. Positioned to the right is a convenient downstairs WC fitted with a hand wash basin, while adjacent to this is a useful utility/storage cupboard providing excellent additional household storage.

To the left-hand side of the hallway is the impressive kitchen/diner, thoughtfully designed to maximise both functionality and style. The contemporary U-shaped kitchen features base units to either side, while the rear wall boasts an extensive range of floor-to-ceiling storage incorporating an integrated oven, microwave, fridge, and freezer for a sleek and streamlined finish. Opposite the kitchen area is ample space for a family dining table and chairs, perfectly positioned beside a large front-aspect window which floods the room with natural light and creates a wonderful social dining environment.

Occupying the full width of the rear of the property is the spacious living room, a bright and airy reception space ideal for both relaxing and entertaining. French doors open directly onto the rear garden, allowing natural light to pour in while also creating a seamless connection between indoor and outdoor living during the warmer months.

The first floor offers three well-proportioned bedrooms and a modern family bathroom. The principal bedroom is a generous double room benefitting from its own en-suite shower room comprising a shower cubicle, WC, and hand wash basin. The second bedroom is another comfortable double room, ideal for family members or guests, while the third bedroom lends itself perfectly as a single bedroom, nursery, dressing room, or home office/study. Completing the first floor is the family bathroom, fitted with a modern suite including a bath with shower over, WC, and hand wash basin.

Externally, the rear garden is a particularly attractive feature of the home, offering a sunny, private, and peaceful outdoor retreat. An initial patio seating area provides the perfect spot for outdoor dining and entertaining, with steps leading up to a lawned garden bordered by mature shrubs and established planting. The carefully landscaped greenery creates a wonderfully tranquil atmosphere while naturally attracting birds and wildlife, making the garden feel both private and serene. To the side of the property is a driveway providing off-road parking for two vehicles, further enhancing the practicality and appeal of this excellent home.

Newman Drive is ideally positioned within easy reach of a wide range of local amenities including supermarkets, schools, cafés, healthcare facilities, and everyday conveniences. The property also benefits from excellent transport links to nearby towns including Swadlincote and Burton upon Trent, while nearby road networks provide convenient commuting access further afield. A variety of parks, countryside walks, and leisure facilities are also close by, making this an ideal location for families and professionals alike.

Early viewing is highly recommended to fully appreciate the quality, layout, and lifestyle opportunity this superb property has to offer.

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: Traditional

Parking: Drive

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/>

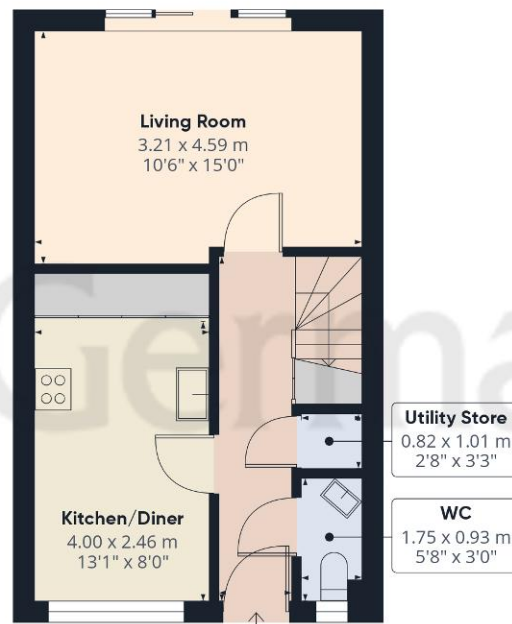
Local Authority/Tax Band: South Derbyshire District Council / Tax Band B

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

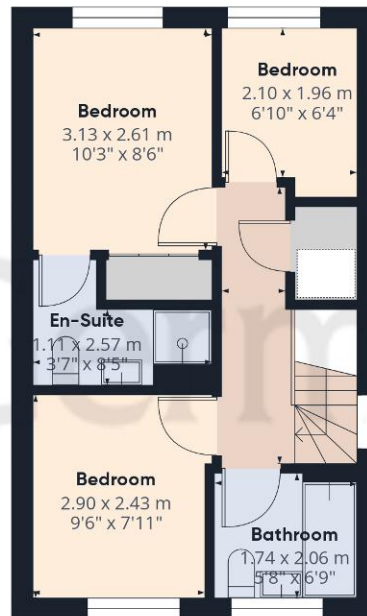
Our Ref: JGA/12052026







Ground Floor



Floor 1



Approximate total area⁽¹⁾

67.6 m²

726 ft²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360



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We are required by law to comply fully with The Money Laundering Regulations 2017 and as such need to complete AML ID verification and proof / source of funds checks on all buyers and, where relevant, cash donors once an offer is accepted on a property. We use the Checkboard app to complete the necessary checks, this is not a credit check and therefore will have no effect on your credit history. With effect from 1st March 2025 a non-refundable compliance fee of £30.00 inc. VAT per buyer / donor will be required to be paid in advance when an offer is agreed and prior to a sales memorandum being issued.

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		90 B
69-80	C	78 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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