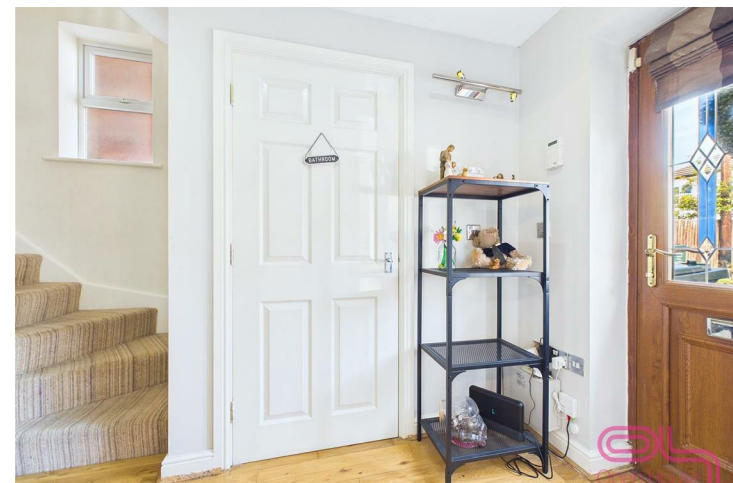




**Fox Field, Castle Gresley, Swadlincote,
DE11 9JB**

£250,000



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DE11 9JB
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A spacious and well-presented four-double-bedroom semi-detached home, offering generous family accommodation across three storeys and enjoying a fantastic open outlook across the adjoining fields.

The ground floor has been designed around modern family life, with a bright entrance hall leading into an impressive open-plan living, kitchen and dining space. The stylish high-gloss kitchen is complemented by wooden worktops, integrated appliances and French doors opening directly into the rear garden.

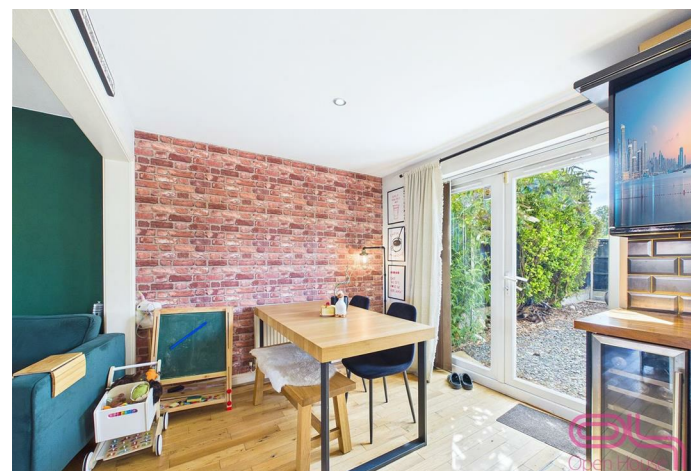
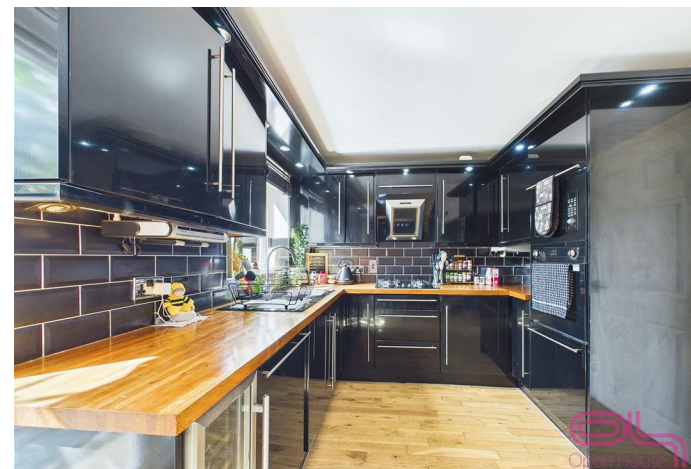
Two double bedrooms occupy the first floor, including a particularly generous main bedroom with its own walk-in wardrobe, direct access to the shower room and French doors opening onto a Juliet balcony. A further two double bedrooms and a modern family bathroom are positioned on the top floor.

Outside, the property benefits from driveway parking and an enclosed, low-maintenance rear garden with mature planting, a storage shed and gated access to the adjoining playing fields. Offered with no upward chain, this is a superb opportunity for families seeking plenty of space in a convenient South Derbyshire location.

Location

The property is situated in Castle Gresley, a popular South Derbyshire village.

Swadlincote town centre is within easy reach and provides a wide selection of supermarkets, shops, cafés, restaurants and leisure facilities. A choice of primary and secondary schools can also be found



throughout the surrounding area, together with parks, playing fields and countryside walks.

Road connections provide convenient access towards Burton upon Trent, Ashby-de-la-Zouch, Derby and the wider Midlands road network, including the A42 and A38. Burton upon Trent railway station also provides regular services towards Derby and Birmingham.

Entrance Hall

A bright and welcoming entrance hall with wooden flooring, access to the ground-floor WC and stairs rising to the upper floors. The hall leads through into the main living accommodation.

Cloakroom/WC

A useful ground-floor cloakroom fitted with a wash hand basin and low-level WC.

Open-Plan Lounge

A generous living area positioned towards the front of the property, with a large window providing plenty of natural light. Wooden flooring continues throughout the room, which offers ample space for a range of comfortable seating and opens directly into the kitchen and dining area.

Kitchen/Dining Room

A stylish and sociable kitchen and dining space fitted with a range of high-gloss units, contrasting wooden worktops and tiled splashbacks. Integrated appliances include a gas hob, electric oven and dishwasher, while a useful utility cupboard provides additional storage.

There is plenty of room for a family dining table, with French doors providing views of and direct access into the rear garden. The open connection to the lounge creates an excellent space for everyday family life and entertaining.

First-Floor Landing

Providing access to two double bedrooms and the shower room, with stairs continuing to the second floor.

Bedroom One

An exceptionally spacious main bedroom offering plenty of room for additional furniture or a dressing area. The room benefits from a walk-in wardrobe, direct access to the shower room and French doors opening onto a Juliet balcony overlooking the rear garden and adjoining playing fields.

Walk-In Wardrobe

A dedicated walk-in wardrobe providing excellent hanging and storage space.

Shower Room

Accessed from both the main bedroom and the first-floor landing, allowing it to function as an en-suite while remaining convenient for the rest of the household. The room is fitted with a corner shower enclosure, vanity wash hand basin and low-level WC.

Bedroom Two

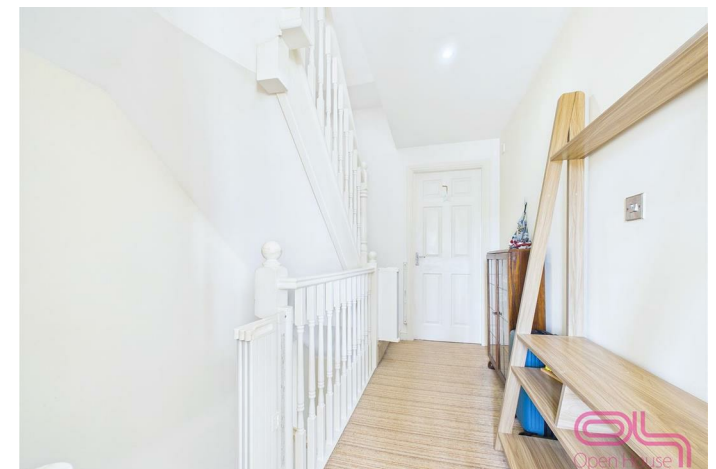
A further generous double bedroom with plenty of space for wardrobes, drawers and a desk or dressing area.

Second-Floor Landing

Providing access to two additional double bedrooms and the family bathroom.

Bedroom Three

A spacious and characterful double bedroom with a roof window providing plenty of natural light. The room offers generous floor space despite the attractive sloping ceilings.





Bedroom Four

Another excellent double bedroom featuring a roof window and well-proportioned accommodation suitable for family members, guests or those requiring a home office.

Family Bathroom

A modern and well-appointed bathroom finished with contemporary grey tiling. The suite comprises a bath with shower and glazed screen, vanity wash hand basin and low-level WC. Further features include a chrome heated towel rail and roof window.



Outside

To the front of the property is a block-paved driveway providing off-road parking.

The enclosed rear garden has been designed with ease of maintenance in mind and is predominantly finished with decorative stone. Mature hedging and established planting provide an attractive backdrop, including a distinctive palm tree, while a timber storage shed offers useful outdoor storage.

French doors connect the garden directly to the kitchen and dining room, making the space ideal for outdoor dining and entertaining. At the rear boundary, a gate provides direct access to the adjoining playing fields, with the garden enjoying impressive open views towards the surrounding woodland.

Additional Information

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.

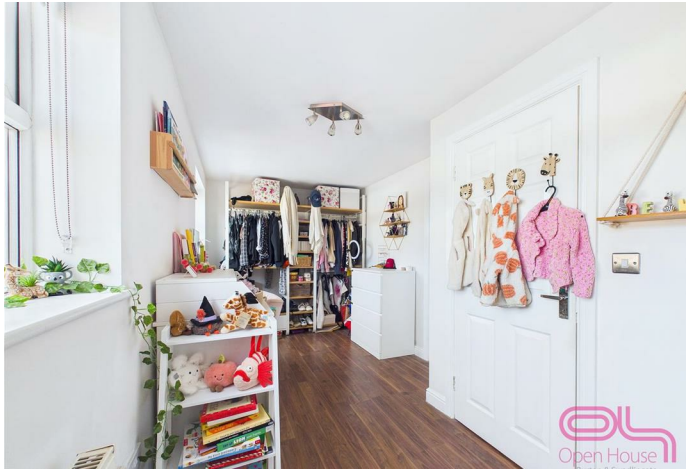
Money Laundering Regulations 2003:

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

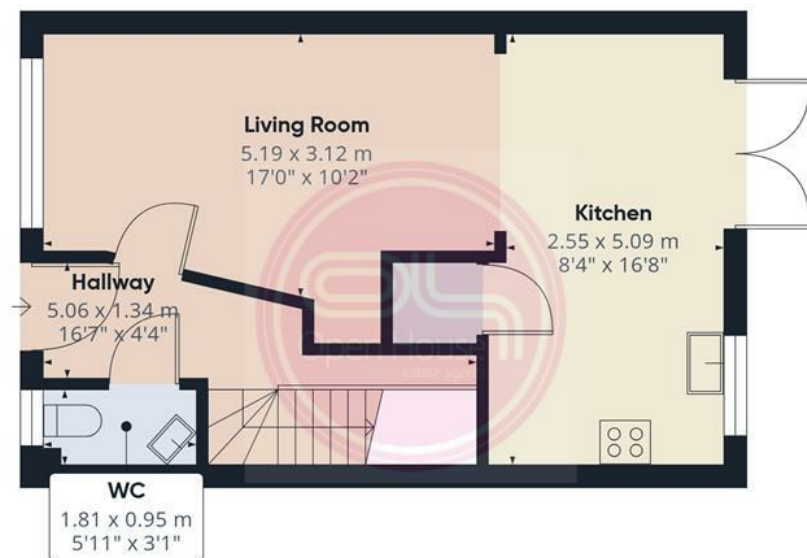
Floorplans:

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.

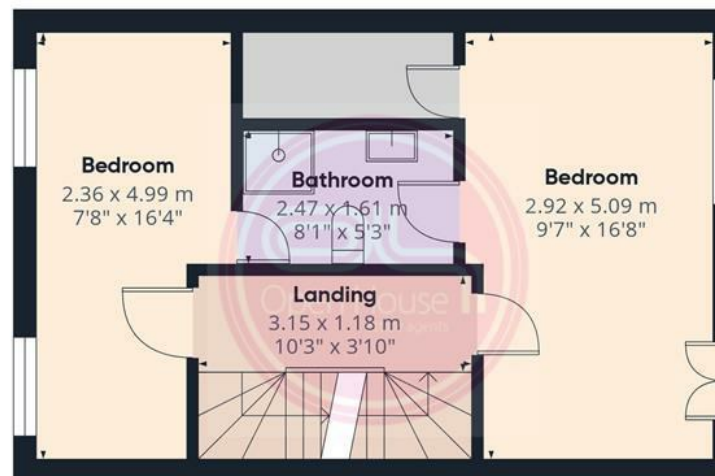








Floor 0



Floor 1



Floor 2

GLA⁽¹⁾
119.17 m²
1282.77 ft²

Total
119.17 m²
1282.77 ft²

(1) Finished, above grade

Ext. wall thickness assumed: 15.24 cm/6 in

Reduced headroom
Below 1.5 m/5 ft

Areas with headroom below 1.52 m/5 ft are excluded

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		
(81-91) B		
(69-80) C	77	80
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

LOCAL AUTHORITY

South Derbyshire

TENURE

Freehold

COUNCIL TAX BAND

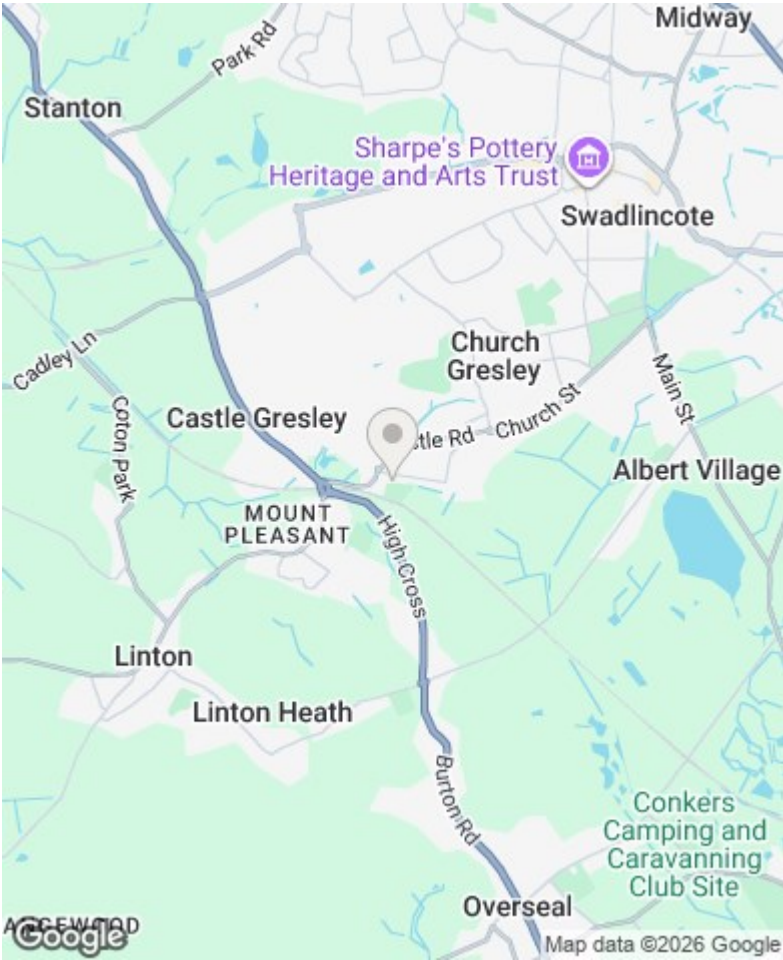
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VIEWINGS

By prior appointment only

PROPERTY SUMMARY

- Four Generous Double Bedrooms
- Spacious Accommodation Across Three Storeys
- Impressive Open-Plan Living and Dining Space
- Stylish High-Gloss Kitchen with Garden Access
- Main Bedroom with Walk-In Wardrobe and Juliet Balcony
- Two Bath/Shower Rooms and Ground-Floor WC
- Low-Maintenance Garden with Mature Planting and Storage Shed
- Direct Gated Access and Open Views Across Fields
- Block-Paved Driveway Providing Off-Road Parking
- No Upward Chain



2 James Street, Midway, Swadlincote, DE11 7NE

Tel: (01283) 240632

Email: BurtonSwad@localagent.co.uk

www.openhouselocal.co.uk