



**11 Burton Road**  
**Castle Gresley, DE11 9HB**  
**£199,950**

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## 11 Burton Road, Castle Gresley, DE11 9HB

\*\*\* LIZ MILSOM PROPERTIES \*\*\* are delighted to offer for sale, this well presented Victorian semi detached family home which has two double bedrooms, spacious lounge , separate dining room, fitted galleried Kitchen, modern ground floor Shower Room to the ground floor and two double bedrooms and a modern shower room to the first floor. Pleasant Front and good sized rear gardens. Castle Gresley is a popular village within the National Forest and is approximately two miles from Swadlincote. It sits just off the A444 with easy access to Burton Upon Trent and the A42 which links Birmingham and Nottingham. EPC rating E - Council Tax A. Viewing highly recommended please contact our dedicated sales team

- Two bedroom Victorian semi-detached home in a popular location with excellent commuter links
- Separate dining room with garden views
- Two double bedrooms
- Large private rear garden with patio and lawn
- Ideal first time buyer opportunity
- Spacious lounge with bay window
- Modern fitted galleried kitchen & ground floor shower room
- Stylish first-floor shower room with double shower
- Brick-built outbuilding ideal for home office or gym
- EPC: E / TAX BAND: A



## **Location**

11 Burton Road is ideally situated within the popular village of Castle Gresley, offering a convenient blend of rural charm and everyday accessibility. The village provides a range of local amenities including shops, schools and pubs, while the neighbouring town of Swadlincote offers a wider selection of supermarkets, leisure facilities and eateries. Excellent transport links are close by, with easy access to the A444, A38 and A50, making this an ideal location for commuters travelling to Burton upon Trent, Derby, Tamworth and beyond. Surrounded by open countryside and scenic walking routes, Castle Gresley is perfectly placed for those seeking a semi-rural lifestyle

## **Overview**

An excellent opportunity for first-time buyers and investors alike, this well-presented two-bedroom semi-detached home is ideally located on Burton Road in the popular village of Castle Gresley. The property is set behind a charming walled boundary with a low-maintenance rockery fore garden, with steps leading up to a shared entrance and side access door.

Upon entering, you are welcomed into a central hallway with doors leading to the main living areas, a useful understairs storage cupboard and stairs rising to the first floor. To the front of the property is a spacious lounge featuring a characterful bay window allowing an abundance of natural light, along with an attractive fireplace with fitted electric fire, dado rail, ceiling coving and exposed floorboards.

Off the hallway is a well-proportioned dining room providing ample space for freestanding furniture, with a window enjoying pleasant views over the rear garden and a radiator for comfort. A door leads through to the modern fitted galleried kitchen, which offers a good range of complementary wall and base units with rolled-edge work surfaces. Appliances include a built-in electric hob and oven, integrated drainer sink, and there is ample space and plumbing for further appliances. The kitchen benefits from tiling to the floor and part-tiled walls, a side aspect window and a door providing direct access to the rear garden.

To the first floor, the spacious landing enjoys natural light via a side window and offers useful fitted storage cupboards. Bedroom One is a generous double located to the front of the property, featuring a large picture window with elevated views across Castle Gresley and fitted carpet. Bedroom Two is another well-sized double positioned to the rear, also benefitting from fitted carpets. The accommodation is completed by a fantastic-sized, modern first floor shower room comprising a white three-piece suite including low-level WC, double shower cubicle and a contemporary closed-coupled wash hand basin with double sink. Additional features include floating storage cupboards and a fitted cupboard housing the gas boiler, which serves both the central heating and domestic hot water systems.

Externally, the rear garden is accessed via steps leading up to a generously sized outdoor space. The garden features a paved patio seating area and a large lawn, all enclosed by panelled fencing for privacy. A side gate provides access back to the front of the property. Situated at the top of the garden is a substantial brick-built outbuilding, offering excellent potential for use as a home office, gym or hobby space.

This attractive home combines character, space and a convenient village location, making it an ideal first-time purchase.

## **Viewing Strictly Through Liz Milsom Properties**

To view this lovely property please contact our dedicated Sales Team at Liz Milsom Properties. This property is STRICTLY ACCOMPANIED VIEWING through the office on 01283 219336.

We provide an efficient and easy selling/buying process, with the use of latest computer and internet technology combined with unrivalled local knowledge and expertise. PUT YOUR TRUST IN US, we have a proven track record of success as the TOP SELLING AGENT locally – offering straight forward honest advice offering COMPETITIVE fees.

### **Available:**

9.00 am – 6.00 pm Monday to Friday (Late Night until 8.00 pm Thursday)

9.00 am – 4.00 pm Saturday  
10.00 am – 12.00 Noon Sunday

## **Tenure**

Flying-Freehold - with vacant possession on completion. Liz Milsom Properties Limited recommend that purchasers satisfy themselves as to the tenure of this property and we recommend they consult a legal representative such as a solicitor appointed in their purchase.

## **Services**

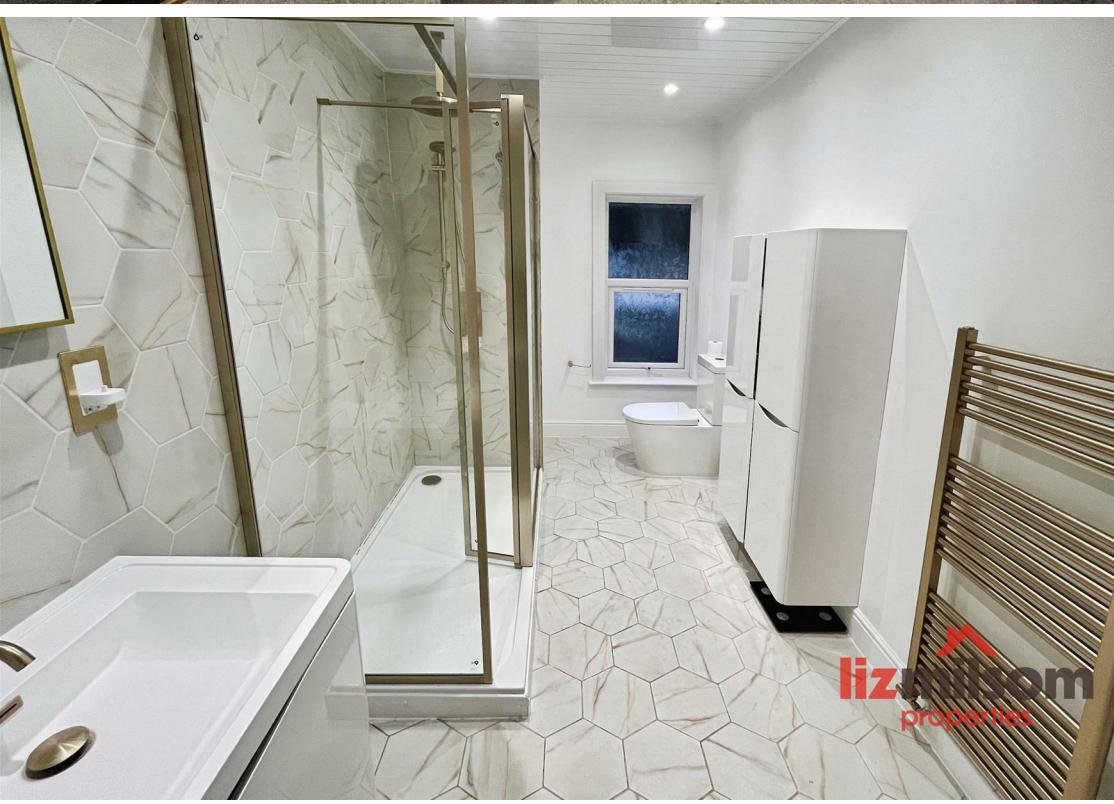
Water, mains gas and electricity are connected. The services, systems and appliances listed in this specification have not been tested by Liz Milsom Properties Ltd and no guarantee as to their operating ability or their efficiency can be given.

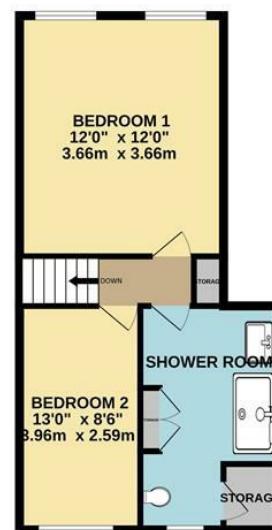
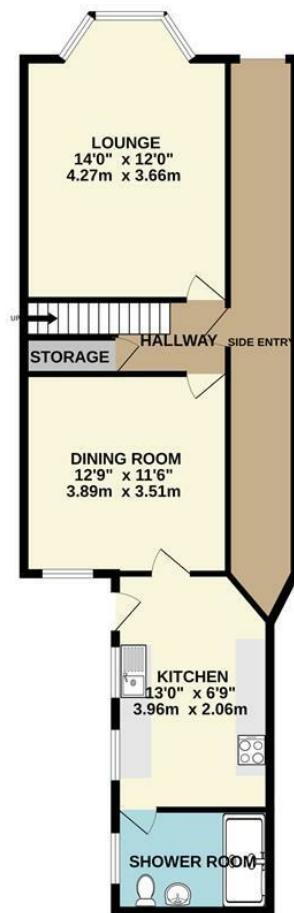
## **Measurements**

Please note that room sizes are quoted in metres to the nearest tenth of a metre measured from wall to wall. The imperial equivalent is included as an approximate guide for applicants not fully conversant with the metric system. Room measurements are included as a guide to room sizes and are not intended to be used when ordering carpets or flooring.

## **Disclaimer**

The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing.





## Directions

For SAT NAV purposes use DE11 9HB

Seabrook House, Dinmore Grange, Hartshorne,  
Swadlincote, Derbyshire DE11 7NJ

Directors: E M Milsom G T Milsom



Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			79
(70-80) C			
(55-69) D			
(39-54) E			
(21-38) F			52
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	

Whilst every effort has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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## COUNCIL TAX

Band: A

The vendor informs us that the property is Flying Freehold, however we have not inspected the title deeds. We would advise you consult your own solicitor to verify the tenure.



### THE TEAM

Liz and her team, who are dedicated and strive to provide you with excellent service.... And REMEMBER we are only a phone call or click away.

## GENERAL INFORMATION

NOTE: 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 you are contemplating travelling some distance to view the property.

## MONEY LAUNDERING

All Estate Agents are required by Law to check the identification of all Purchasers prior to instructing solicitors on an agreed sale and for all Sellers prior to commencing marketing a property. Suitable forms of ID include new style Drivers Licence and signed Passport.

## THE NATIONAL ASSOCIATION OF ESTATE AGENTS (NAEA)/THE PROPERTY OMBUDSMAN SCHEME

Liz Milsom properties Ltd are proud to be a member of the NAEA and subscribe to their Rules of Conduct and are a member of The Property Ombudsman Scheme (TPO) Code of Practice.

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Your home may be repossessed if you do not keep up repayments on your mortgage.  
There will be a fee for mortgage advice. The actual amount you pay will depend upon your  
circumstances. The fee is up to 1% but a typical fee is 0.3% of the amount borrowed.

