



Burton Road, Castle Gresley,  
Swadlincote, Derbyshire



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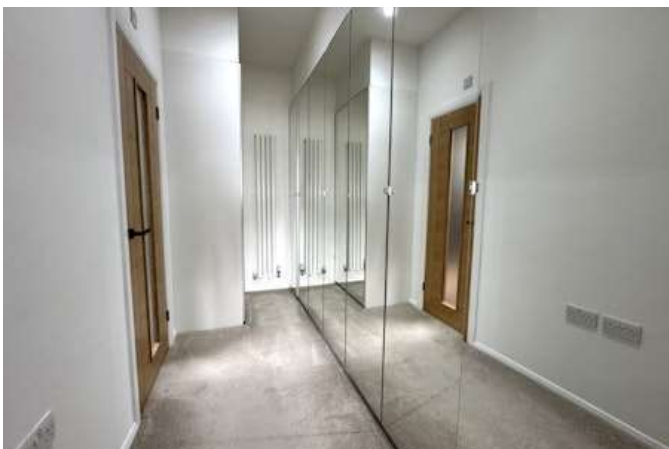
£475,000



## Key Features

- Large Detached Bungalow
- Three Bedrooms
- High Specification Throughout
- Immaculately Presented
- Large Plot
- Expansive Driveway & Double Garage
- EPC rating D
- Freehold





Newton Fallowell are pleased to be able to offer for sale this immaculately presented, high specification three bedroomed detached bungalow on a prominent road in Castle Gresley. Benefitting from large living spaces, great sized bedrooms, high specification throughout and new windows and doors this property is ideal for any family or anyone looking for single storey living. The accommodation in brief comprises: - porch, entrance hall, lounge diner, dining kitchen, master with walk-in dressing room and en-suite, large second bedroom, third bedroom, impressive family bathroom, large storage cupboard and plenty of space externally. The rear garden is ideal for entertaining with large patio, bespoke bar and seating area and to the front is an extra large sweeping driveway and a detached double garage. Viewings are highly recommended.

### Accommodation In Detail

Frosted Upvc double glazed door leading to:

#### Entrance Porch

having feature tiling to floor, half height tiling to walls, touch pad for lighting, feature ceiling rose, feature central heating radiator and medium oak glazed door leading to:

#### Entrance Hall

having Minton effect feature tiling to floor, large lightwell, access to loft space via drop down ladder, three central heating radiators and controls for central heating.

#### Lounge Dining Room 5.28m x 8m (17'4" x 26'2")

having marble fireplace with fitted electric fire, tv aerial point, media points, engineered oak flooring, three feature central heating radiators, two Upvc double glazed windows to side elevation and Upvc double glazed sliding patio doors to rear elevation.

#### Dining Kitchen 3.62m x 7.81m (11'11" x 25'7")

having a range of base units, quartz square edged work top, island to match, four ring electric hob with extractor over, matching quartz splashback, ceramic sink and drainer with copper mixer tap, larder style cupboards, two mid height Beko single ovens, integrated full height fridge, dishwasher and washing machine, larder unit housing gas fired combination boiler and plumbing for tumble dryer, wood effect tiling to floor, three central heating radiators, feature lighting, two Upvc double glazed windows to side elevation and Upvc double glazed sliding patio doors leading out to rear elevation.

#### Master Bedroom 3.51m x 5.45m (11'6" x 17'11")

having feature ceiling roses, feature wall lighting, media points, access to loft space, cupboard housing consumer unit and electric meter, neutral medium pine carpet, one central heating radiator and Upvc double glazed window to front elevation.

#### Dressing Room 1.76m x 3.65m (5'10" x 12'0")

having an array of built-in wardrobes with mirrored doors, automatic censored lighting from downlighters, upright central heating radiator and neutral medium pine carpet.

#### En-Suite 1.71m x 3.63m (5'7" x 11'11")

having low level wc, double vanity hand basin with chrome mixer taps and drawers for storage, low profile double shower tray with thermostatic chrome shower and hand held shower, glass shower screen, tiling to shower area, fitted storage unit with glass mirrored doors, shaver point, extractor point, stone effect porcelain tiling to floor, upright central heating radiator and frosted Upvc double glazed window to side elevation.





### Bedroom Two 3.63m x 5.47m (11'11" x 17'11")

having tv aerial point, grey medium pine carpet, two central heating radiators and Upvc double glazed window to front elevation.

### Bedroom Three 3.63m x 2.42m (11'11" x 7'11")

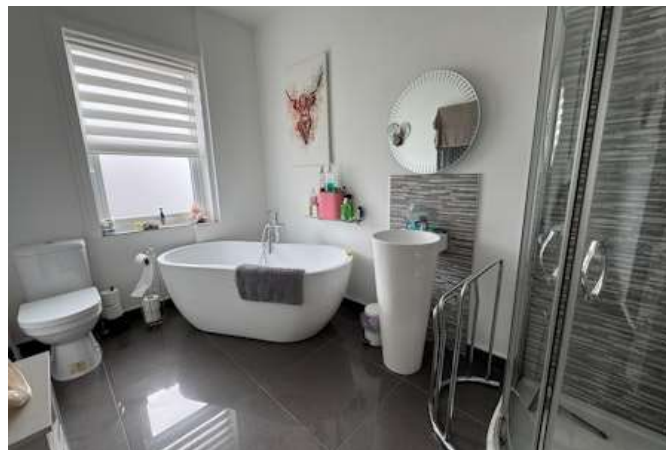
having neutral medium pine carpet, one central heating radiator, tv point, and Upvc double glazed window to side elevation.

### Bathroom 3.63m x 2.1m (11'11" x 6'11")

having low level wc, feature circular composite hand basin with chrome mixer tap, free-standing square edged bath with chrome mixer tap and hand held shower, quadrant shower cubicle with glass sliding doors with electric waterfall shower, tiling to shower area and behind sink, stone effect tiling to floor, electric light-up mirror, extractor fan and upright central heating radiator.

### Outside

The property sits within 0.24 acres. To the front of the property is a sweeping block paved driveway providing parking for several vehicles and leads to the detached double garage with power and lighting. Steps lead to the front door and security gates lead to the rear. To the rear is a great sized Indian stone paved patio area for entertaining, raised sleeper beds, steps lead to a bespoke garden bar and sheltered seating area, (the bars name The Drunken Duck and has traditional pub features including seating, air con and media points) and further to this is a great sized lawned area, fruit trees, mature plants and shrubs. A gate leads to the second lawned area and a paved path leads to the front gate.





## Services

All mains services are believed to be connected to the property.

## Measurement

The approximate room sizes are quoted in metric. The imperial equivalent is included in brackets.

## Tenure

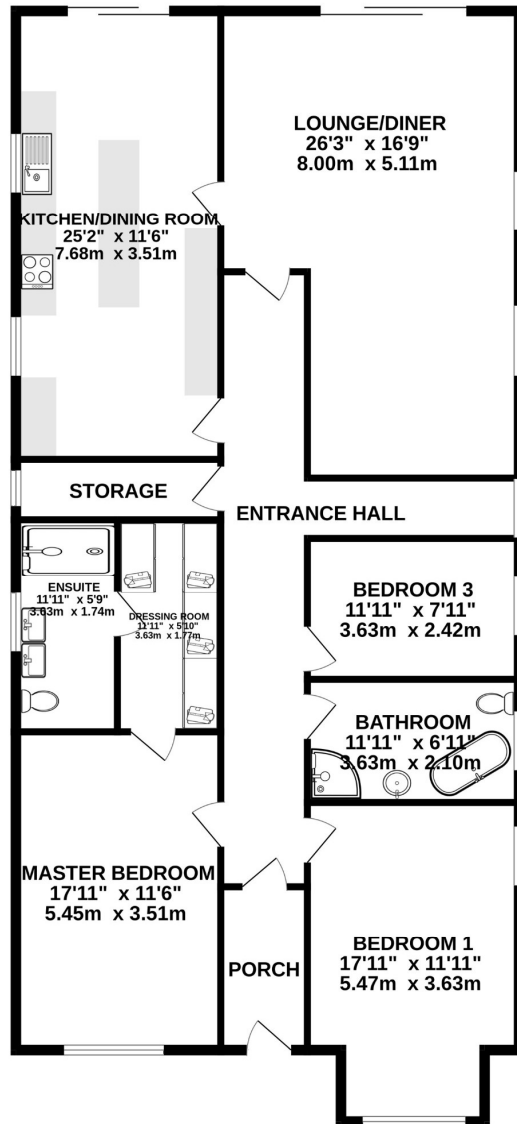
Freehold - with vacant possession upon completion. Newton Fallowell recommend that purchasers satisfy themselves as to the tenure of the property and we would recommend that they consult a legal representative such as a Solicitor appointed in their purchase.

## Note

The services, systems and appliances listed in this specification have not been tested by Newton Fallowell and no guarantee as to their operating ability or their efficiency can be given. Anti-Money Laundering Regulations – Intending purchasers will be required to provide identification documents via our compliance provider, Coadjute, at a cost of £45 plus VAT per transaction. This will need to be actioned at the offer stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.



GROUND FLOOR  
1683 sq.ft. (156.4 sq.m.) approx.



TOTAL FLOOR AREA : 1683 sq.ft. (156.4 sq.m.) approx.

Whilst every attempt 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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