

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 with parking for two vehicles, further enhancing the practicality and appeal of this excellent home.

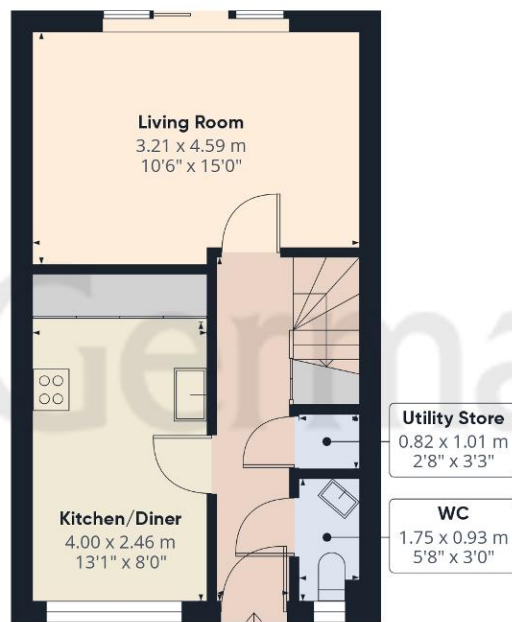
Newman Drive is ideally positioned within easy reach of a wide range of local amenities including supermarkets, schools, cafés, healthcare facilities, and everyday conveniences. The property also benefits from excellent transport links to nearby towns including Swadlincote and Burton upon Trent, while 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.

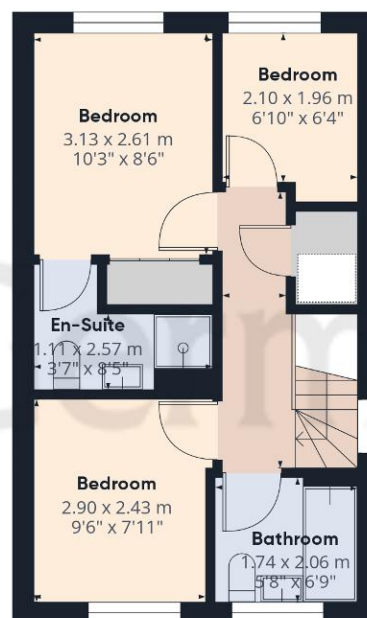
Tenure: Freehold (purchasers are advised to satisfy themselves as to the tenure via their legal representative).
Please note: It is quite common for some properties to have a Ring doorbell and internal recording devices.
Property construction: Traditional **Parking:** Drive **Electricity supply:** Mains
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.

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Agents' Notes

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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		

John German

129 New Street, Burton-On-Trent, Staffordshire, DE14 3QW

01283 512244

burton@johngerman.co.uk



Ashbourne | Ashby de la Zouch | Barton under Needwood
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