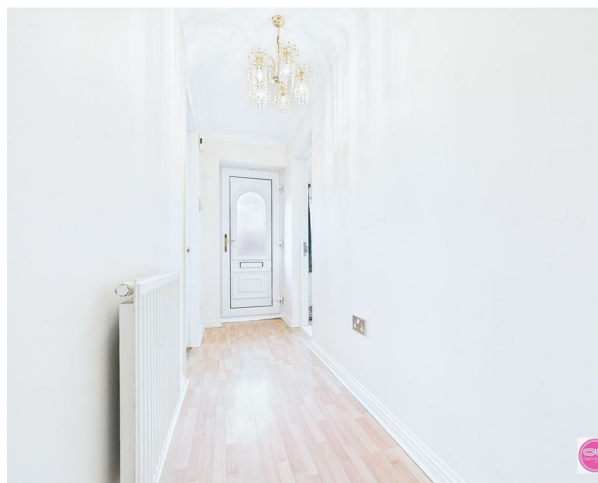




Home Farm Court, Castle Gresley, DE11
9JA

£1,200 Per Month



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Set on a peaceful cul-de-sac in Castle Gresley, this well-proportioned three-bedroom detached home offers flexible living space, a fitted kitchen, two reception rooms and a conservatory leading to the rear garden. The master has an en-suite to compliment the family bathroom. Castle Gresley provides excellent access to local amenities, highly regarded schools, and scenic countryside walks, while also offering convenient transport links via the A444, A511, A38 and M42 for commuting to local towns and further afield.

Ground Floor

Entrance Hall — 3.20 m x 1.03 m (10'6" x 3'4")

A bright hallway with stairs rising to the first floor and doors to the reception spaces and kitchen.

Living/Dining Room — 4.20 m x 5.65 m (13'9" x 18'6")

A great family space with twin windows to the rear aspect and sliding doors opening to the conservatory. Plenty of room for both lounge and dining areas.

Reception/Office/Playroom — 4.33 m x 2.29 m (14'2" x 7'6")

Flexible additional room at the front — perfect as a study, hobby room or playroom.

Kitchen — 3.18 m x 2.09 m (10'5" x 6'10")

Well-appointed with a range of cabinets, worktops and tiled splashbacks, gas hob with extractor, double oven and space/plumbing for appliances.

Conservatory — 3.08 m x 2.94 m (10'1" x 9'7")

Enjoyable year-round space with doors out to the rear



garden.

First Floor

Landing — 2.10 m x 1.17 m (6'10" x 3'10")

Loft access and doors to the bedrooms and bathrooms.

Bedroom One — 3.67 m x 3.48 m (12'0" x 11'4")

A generous double bedroom facing the front of the property.

En-Suite — 1.31 m x 2.10 m (4'3" x 6'10")

With shower and glass screen, and hotel style cabinet with inset WC and hand basin.

Bedroom Two — 3.77 m x 2.79 m (12'4" x 9'1")

Rear facing double bedroom with rear aspect.

Bedroom Three — 2.22 m x 2.80 m (7'3" x 9'2")

Ideal single/child's room or study.

Family Bathroom — 2.02 m x 2.10 m (6'7" x 6'10")

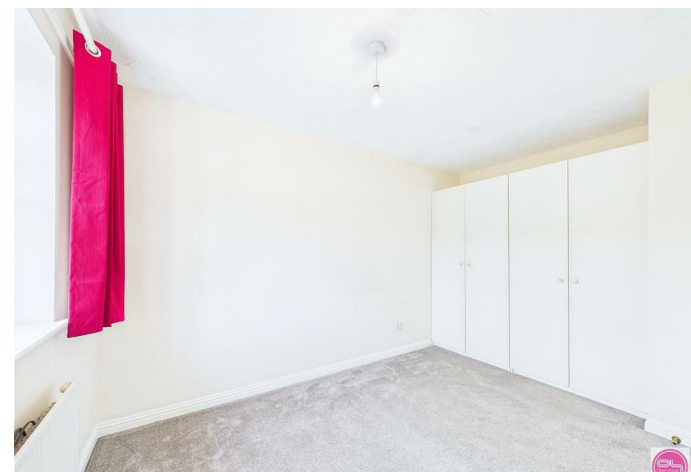
Comprising panel bath with shower over, WC and hand-wash basin.

Outside

Driveway parking to the front. The conservatory opens to an enclosed rear garden, offering a safe and private outdoor space.

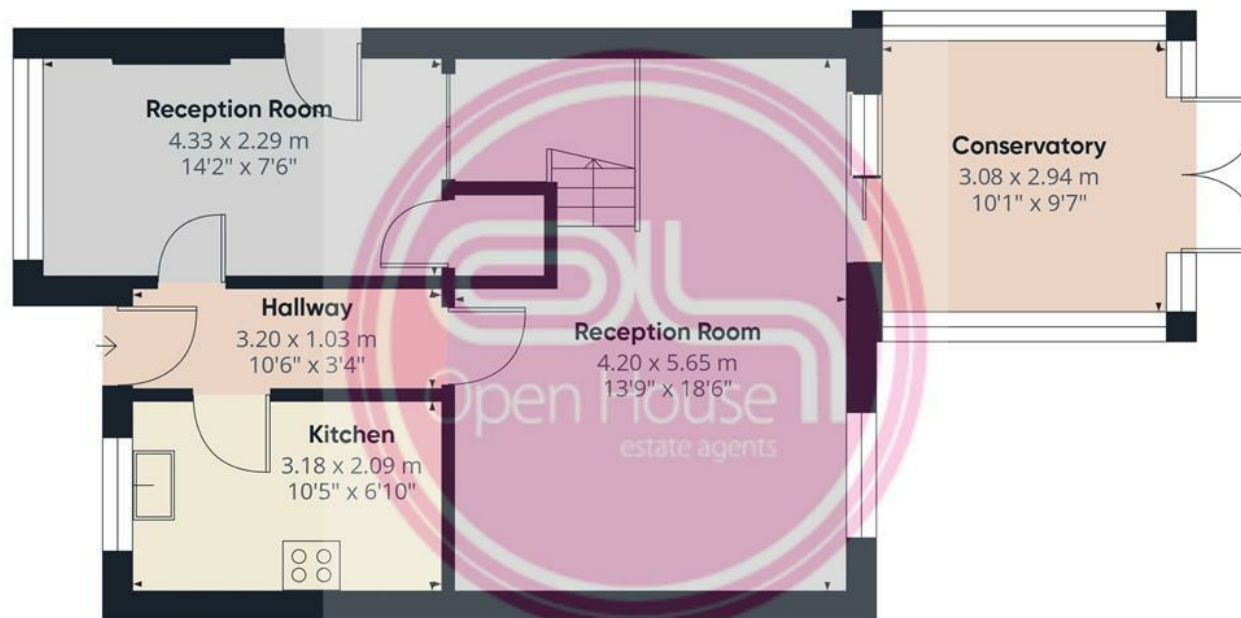
Additional Information

- Council Tax Band: C
- EPC Rating: C
- Local Authority Area: South Derbyshire

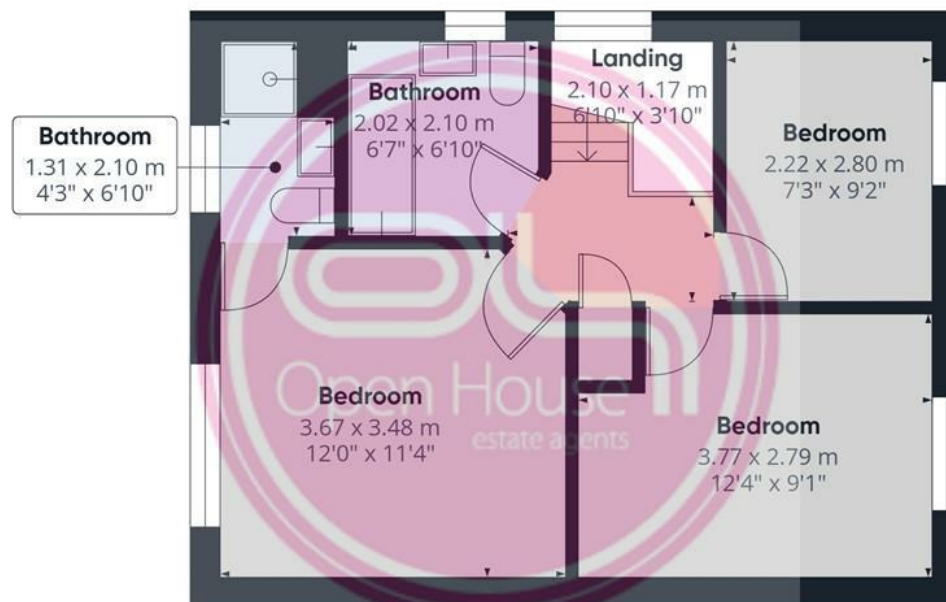








Floor 0



Floor 1

Approximate total area⁽¹⁾

92.8 m²

1000 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

ENERGY PERFORMANCE CERTIFICATE

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	72	76
(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 Deryshire

TENURE

COUNCIL TAX BAND
C

VIEWINGS
By prior appointment only

PROPERTY SUMMARY

- Spacious open-plan living/dining room opening into the conservatory
- Versatile additional front reception/office/playroom
- Conservatory with garden access
- Fitted kitchen
- Three bedrooms (generous main bedroom)
- Two bathrooms upstairs (family bathroom + shower room)
- Driveway parking
- Quiet cul-de-sac position in Castle Gresley
- EPC rating C



3 Midland Road, Midway, Swadlincote, DE11 0AG
Tel: (01283) 240632
Email: admin@burtonswad.co.uk
www.openhouselocal.co.uk