



Hewer Drive, Castle Gresley, DE11 9FZ

Offers Over £370,000



## Hewer Drive, Castle Gresley, DE11 9FZ

### Offers Over £370,000

A spacious and well-presented five-bedroom detached family home, offering excellent bedroom space, flexible ground floor accommodation and a practical layout ideal for modern family living.

The property features a bright and generous open-plan kitchen, dining and family area, a separate lounge, additional study/playroom, utility room, cloakroom/WC, two en-suite bedrooms, a family bathroom, off-road parking, a single integral garage and an enclosed rear garden.

Located in Castle Gresley in Swadlincote, the home is well placed for access to local schools, everyday amenities, shops, services, green spaces and nearby walking and cycling routes. Road links provide convenient access to the A511 and A38, with further connections towards Burton-on-Trent, Derby and the wider Midlands network.

#### Entrance Hall

A spacious and welcoming entrance hallway, providing access into the ground floor accommodation, with stairs rising to the first floor. There is also internal access into the integral garage, adding everyday practicality.

#### Lounge

A well-proportioned family lounge, providing excellent flexibility for relaxing, entertaining or family use.

#### Study / Playroom

A useful additional room, ideal as a home office, children's playroom, hobby space or snug.



### Kitchen / Dining / Family Room

A standout feature of the home, this impressive open-plan space forms the real heart of the property. The kitchen is fitted with a range of modern wall and base units with contrasting work surfaces, together with integrated appliances including a five-ring gas hob, double oven, dishwasher and fridge.

The open-plan layout provides excellent space for cooking, dining and family living, creating a sociable and practical area ideal for day-to-day use and entertaining.

### Dining Area

The dining area sits within the open-plan kitchen/living space and benefits from French doors leading directly out to the rear garden, allowing plenty of natural light and creating a lovely connection between the indoor and outdoor areas and adding a social aspect to this stunning kitchen area.

### Utility Room

A practical utility room with plumbing for a washing machine and space for an additional appliance. There is also a courtesy door leading out to the garden.

### Cloakroom/WC

Appointed with a pedestal wash hand basin and low-level WC, providing a useful ground floor facility.

### First Floor

#### Landing

A generous open landing provides access to the first floor accommodation.

#### Main Bedroom

A spacious double bedroom complete with two built-in

double wardrobes, offering excellent storage and a comfortable main bedroom space.

#### En-Suite

Fitted with a shower enclosure, wash stand and low-level WC.

#### Bedroom Two

A further double bedroom, also benefitting from built-in wardrobes and its own en-suite shower room, making it ideal for guests, older children or extended family.

#### En-Suite

Appointed with a single shower enclosure, pedestal wash hand basin and low-level WC.

#### Bedroom Three

A good-sized double bedroom, offering further flexibility for family living.

#### Bedroom Four

Another well-sized bedroom, suitable for a child's bedroom, or guest room.

#### Bedroom Five

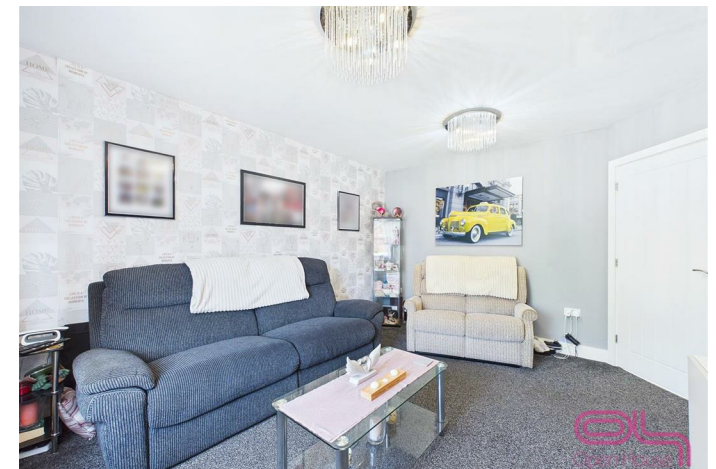
A further good sized bedroom, adding to the excellent overall bedroom provision.

#### Family Bathroom

Fitted with a white three-piece suite, serving the remaining bedrooms.

#### Outside

To the front of the property is a newly tarmacked driveway providing off-road parking, leading to the single integral garage. There is also a front garden laid to lawn.





### Rear Garden

The rear garden offers a patio area, ideal for outdoor seating, dining and entertaining, with the remainder mainly laid to lawn.

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### 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:

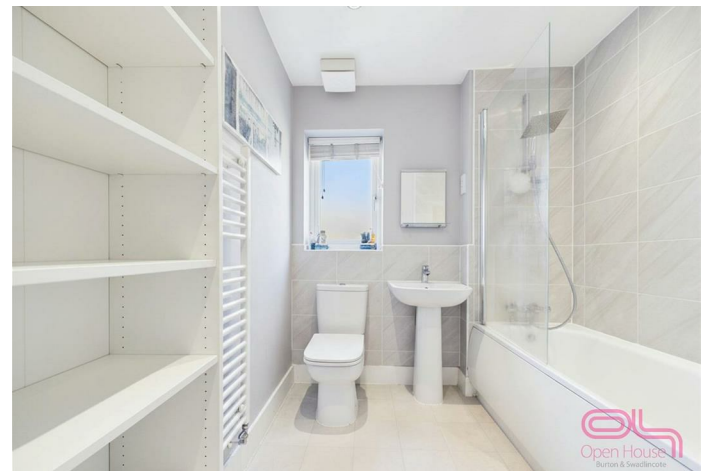
In accordance with the Money Laundering Regulations 2003, we are obligated to verify your identification before accepting any offers.

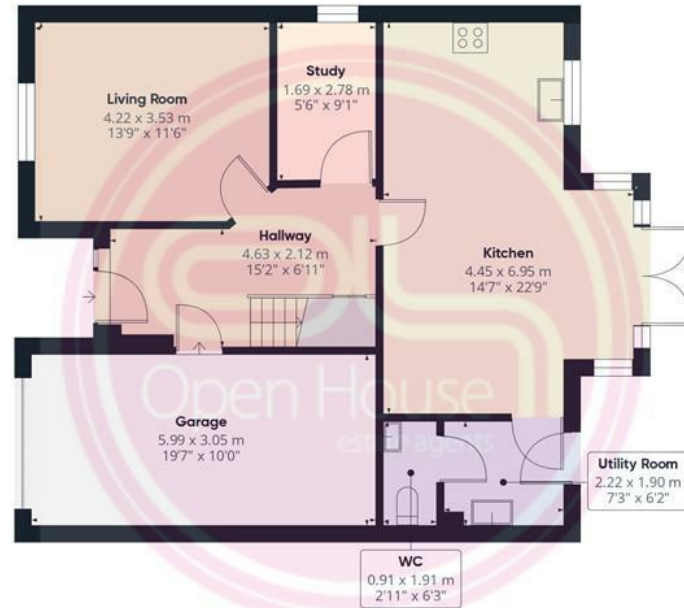
### Floorplans:

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.

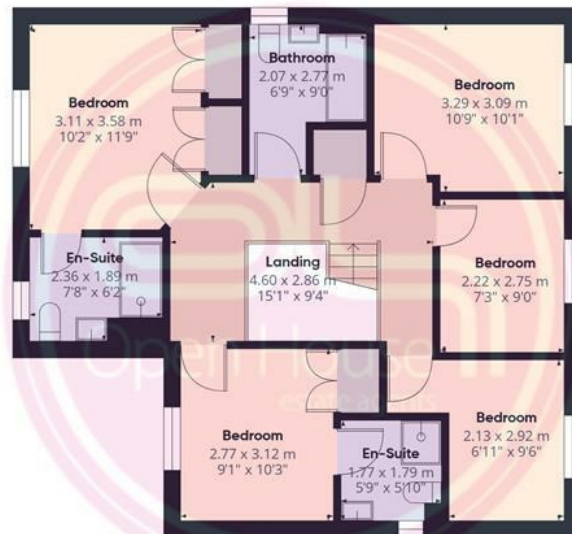








Floor 0



Floor 1

**GLA<sup>(1)</sup>**  
146.4 m<sup>2</sup>  
1575.83 ft<sup>2</sup>

**Total**  
164.84 m<sup>2</sup>  
1774.37 ft<sup>2</sup>

(1) Finished, above grade

Ext. wall thickness assumed: 15.24 cm/6 in


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
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		<b>93</b>
(81-91) <b>B</b>	<b>84</b>	
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

### LOCAL AUTHORITY

South Derbyshire

### TENURE

Freehold

### COUNCIL TAX BAND

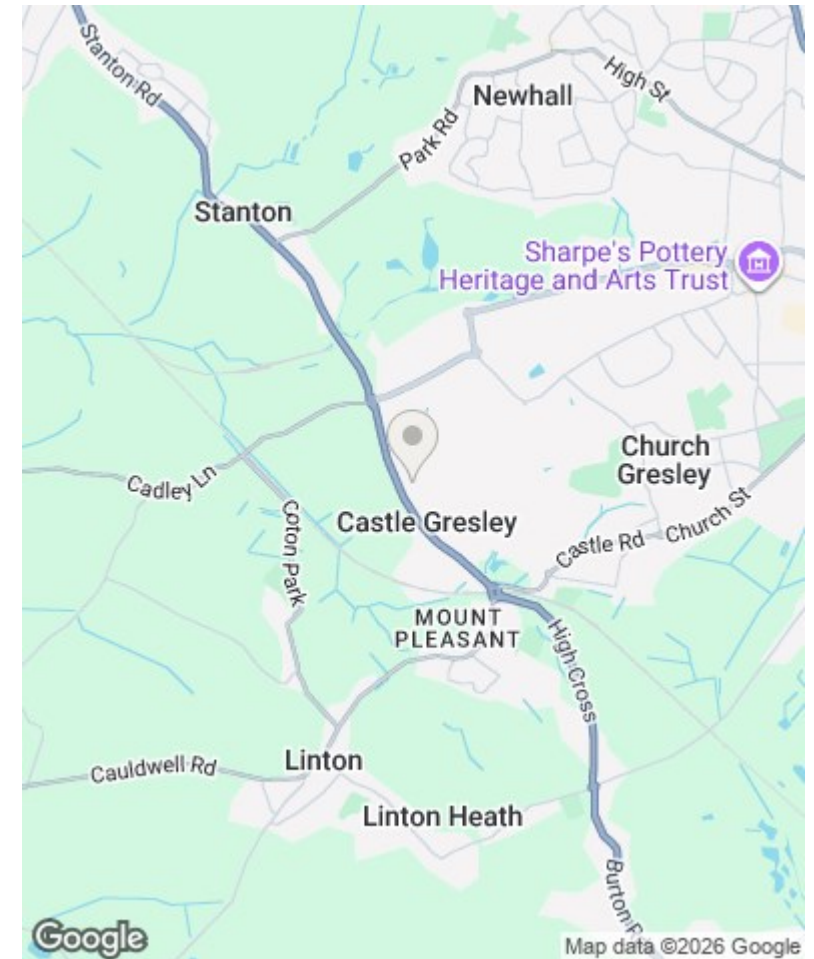
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### VIEWINGS

By prior appointment only

## PROPERTY SUMMARY

- Spacious Five-Bedroom Detached Family Home
- Three bathrooms (Two Bedrooms With En-Suite Shower Rooms)
- Impressive Open-Plan Kitchen/Dining/Family Room
- Separate Lounge Plus Additional Study/Playroom
- Practical Utility Room And Ground Floor Cloakroom/WC
- Tarmacked Driveway Providing Off-Road Parking
- Single Integral Garage With Internal Access
- EPC Rating B — Energy Efficient Home
- Close To Schools, Local Amenities And Green Spaces
- Good Road Links To The A511, A38 And Wider Midlands Network



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