



Furnace Lane

Castle Gresley, Swadlincote , DE11 9QF

£225,000

# Property Features

- Three bedroom semi detached home
- Well presented and modern throughout
- Spacious living room
- Contemporary kitchen with dining space
- Ground floor WC and storage
- Principal bedroom with en suite
- Modern family bathroom
- Enclosed rear garden with patio and lawn
- Two allocated parking spaces to the side
- Ideal for first time buyers

## Full Description

This stylish and well presented three bedroom semi detached home offers modern living in a well designed and practical layout. The property features a spacious living room, a contemporary kitchen, and the added benefit of both a family bathroom and en suite, making it ideal for families, first time buyers, or those looking to upsize.

Set within a sought after residential area, the home benefits from two allocated parking spaces positioned to the side of the property, along with a private rear garden that is perfect for relaxing or entertaining. With a bright interior and well proportioned rooms throughout, this property combines comfort, convenience, and modern appeal.

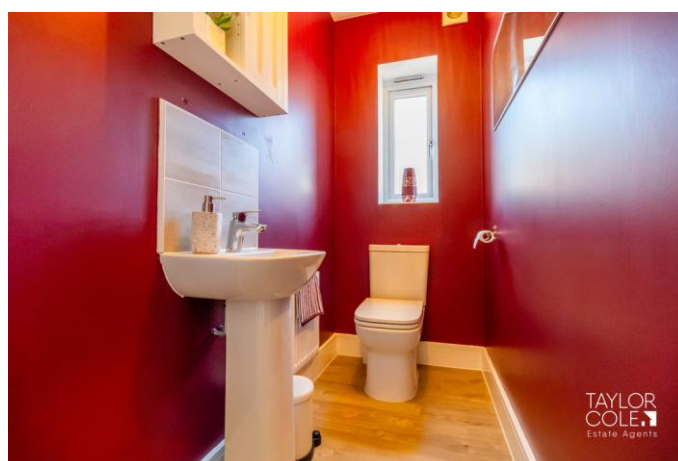
### THE FORE

To the front, the property presents a smart and attractive appearance, with a well maintained approach that enhances its kerb appeal. The setting is quiet and residential, creating a welcoming first impression.

To the side of the home, there are two allocated parking spaces belonging to the property, providing convenient and easily accessible off road parking.

### GROUND FLOOR

The ground floor opens into an entrance hall with access to a useful storage cupboard and a convenient WC. The kitchen which is located at the front of the home, is modern and well fitted, offering ample worktop and storage space. There is also room for a small dining table, making this a practical and sociable area. To the rear, the living room is generously sized and benefits from plenty of natural light with French doors leading out to the garden, creating a comfortable and inviting space for everyday living



## LIVING ROOM/DINER

15' 3" x 11' 6" (4.65m x 3.51m)

## WC

3' 3" x 6' 4" (0.99m x 1.93m)

## KITCHEN

10' 9" x 10' (3.28m x 3.05m)

## FIRST FLOOR

Upstairs, the property offers three well proportioned bedrooms, each providing flexibility for a range of uses. The principal bedroom benefits from its own en suite shower room, adding both comfort and convenience. The remaining bedrooms are served by a contemporary family bathroom, while the layout of the landing ensures easy access to all rooms. The first floor is bright and well arranged, making it ideal for family living.

## BEDROOM ONE

10' 8" x 9' 4" (3.25m x 2.84m)

## BEDROOM ONE EN-SUITE

5' 3" x 5' 5" (1.6m x 1.65m)

## BEDROOM TWO

8' 8" x 10' 2" (2.64m x 3.1m)

## BEDROOM THREE

6' 1" x 10' 8" (1.85m x 3.25m)

## THE REAR

The rear garden is enclosed and thoughtfully arranged, featuring a combination of patio and lawn areas. This provides an excellent outdoor space for relaxing, dining, or entertaining during the warmer months.

Well maintained and offering a good level of privacy, the garden serves as a natural extension of the living space and is suitable for a variety of lifestyles.

## ANTI MONEY LAUNDERING

In accordance with the most recent Anti Money Laundering Legislation, buyers will be required to provide proof of identity and address to the Taylor Cole Estate Agents once an offer has been submitted and accepted (subject to contract) prior to Solicitors being instructed.



## TENURE

We have been advised that this property is freehold however, prospective buyers are advised to verify the position with their solicitor / legal representative.

## VIEWING

By prior appointment with Taylor Cole Estate Agents on the contact number provided.



%epcGraph\_c\_1\_339%

8 Victoria Road  
Tamworth  
Staffordshire  
B79 7HL

[www.taylorcole.co.uk](http://www.taylorcole.co.uk)  
[sales@taylorcole.co.uk](mailto:sales@taylorcole.co.uk)  
01827 311412

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements