12, Cross Street, Castle Gresley, Derbyshire, DE11 9HY

HOWKINS & HARRISON

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Castle Gresley,
Derbyshire, DE11 9HY

Guide Price: £250,000

A thoughtfully and comprehensively refurbished three-bedroom semi-detached home, finished to a high standard throughout and offered to the market with no upward chain.

Providing approximately 893 sq. ft. of well-planned accommodation, the property combines a stylish contemporary finish with excellent everyday practicality, including separate living and dining rooms, a modern kitchen, utility area and ground-floor WC. Upstairs are three well-proportioned bedrooms and a shower room.

Outside, the property benefits from a generous block-paved driveway providing ample off-road parking, together with a particularly good-sized rear garden featuring a paved seating terrace, lawn and useful brick-built store.

Located on the edge of the National Forest, this is a beautifully presented, turn-key home with space, style and convenience in equal measure.

Location

The property occupies a convenient position within the popular South Derbyshire village of Castle Gresley, close to a useful range of everyday amenities and well placed for access into nearby Swadlincote. Local shops, a pharmacy, cafés, takeaways and public houses can all be found within the surrounding area, while Mount Pleasant Recreation Ground is also close by. Families are well served by local schooling, with Castle Gresley Infant School around a quarter of a mile away and The Pingle Academy approximately 1.6 miles from the property.

For commuters, the property is particularly well positioned for surrounding employment centres and the wider road network, with convenient access towards the A444, linking Castle Gresley with Burton upon Trent, Swadlincote and the A42 corridor. Regular bus stops are available within approximately 0.1 mile, while Burton-on-Trent railway station is around 4 miles away, providing rail connections further afield.

Distances
Swadlincote town centre – approx. 1.5 miles
Burton-on-Trent railway station – approx. 3.7 miles
Ashby-de-la-Zouch – approx. 7 miles
A42 junction – approx. 7–8 miles
Derby city centre – approx. 15 miles
East Midlands Airport – approx. 18 miles

Accommodation Details

The property is entered from the side into the generous dining room, which forms the central hub of the ground floor. Recently refurbished with a fresh, contemporary finish, the room features attractive flooring, a traditional-style exposed brick fireplace with stone-effect mantel and ample space for a substantial dining table. The staircase rises from here to the first floor, while the accommodation flows naturally both towards the front and rear of the house. To the front is the separate living room, a bright and well-proportioned reception space with a large front-facing window. A bespoke media wall provides a stylish focal point, incorporating recessed shelving, space for a television and a contemporary inset fire. Towards the rear, the dining room opens into the impressive newly fitted kitchen. Finished with a range of shaker-style units, complementary work surfaces and integrated cooking appliances, the kitchen also incorporates a useful breakfast bar. Large glazed doors open directly onto the rear terrace, bringing excellent natural light into the room and creating an easy connection with the garden. Beyond the kitchen is a useful utility area, providing additional practical space, together with a separate ground-floor WC.

The staircase rises to the first-floor landing, providing access to three bedrooms and the shower room. Bedroom one is a generous double room positioned to the front, while bedroom two provides a further well-proportioned bedroom. Bedroom three is situated towards the rear and offers flexibility as a bedroom, nursery, dressing room or home office. The first floor is completed by the newly fitted shower room, finished in a smart contemporary style with a glazed shower enclosure, vanity wash basin and WC, complemented by modern tiling.

Outside

To the side of the property is a substantial block-paved driveway providing ample off-road parking, enclosed by fencing and gated access. The rear garden is a particularly attractive feature of the home, beginning with a newly laid paved terrace immediately adjoining the kitchen and providing an ideal space for outdoor dining and entertaining. Beyond is a generous lawn extending towards the rear boundary, with established trees beyond providing a pleasant green backdrop. A useful brick-built outbuilding offers additional storage. Overall, the outside space complements the refurbished interior particularly well, creating a home that is both stylish and highly practical.

Agents Comments

The comprehensive refurbishment extends well beyond the cosmetic finish, with significant investment made in the property's key services and specification. Improvements include a full electrical rewire, a new boiler and gas central heating system, alongside a newly fitted kitchen complete with integrated fridge/freezer, hob, oven and dishwasher. Occupying an appealing position on the edge of the National Forest, the property also enjoys convenient access to attractive countryside, woodland walks and a wealth of outdoor leisure opportunities, adding further appeal to this beautifully finished and ready-to-enjoy home.

Tenure & Possession

The property is freehold with vacant possession being given on completion.

Agents Note

Additional information about the property, including details of utility providers, is available upon request. Please contact the agent for further details.

Viewing Arrangements

Strictly by prior appointment via the agents Howkins & Harrison on 01530 410930 Option 1

Fixtures and Fittings

Only those items in the nature of fixtures and fittings mentioned in these particulars are included in the sale. Other items are specifically excluded. None of the appliances have been tested by the agents and they are not certified or warranted in any way.

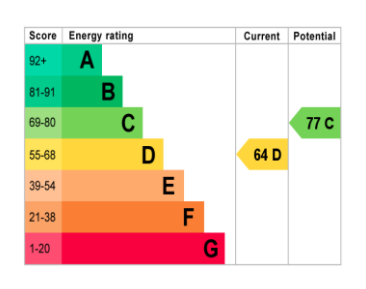
Services

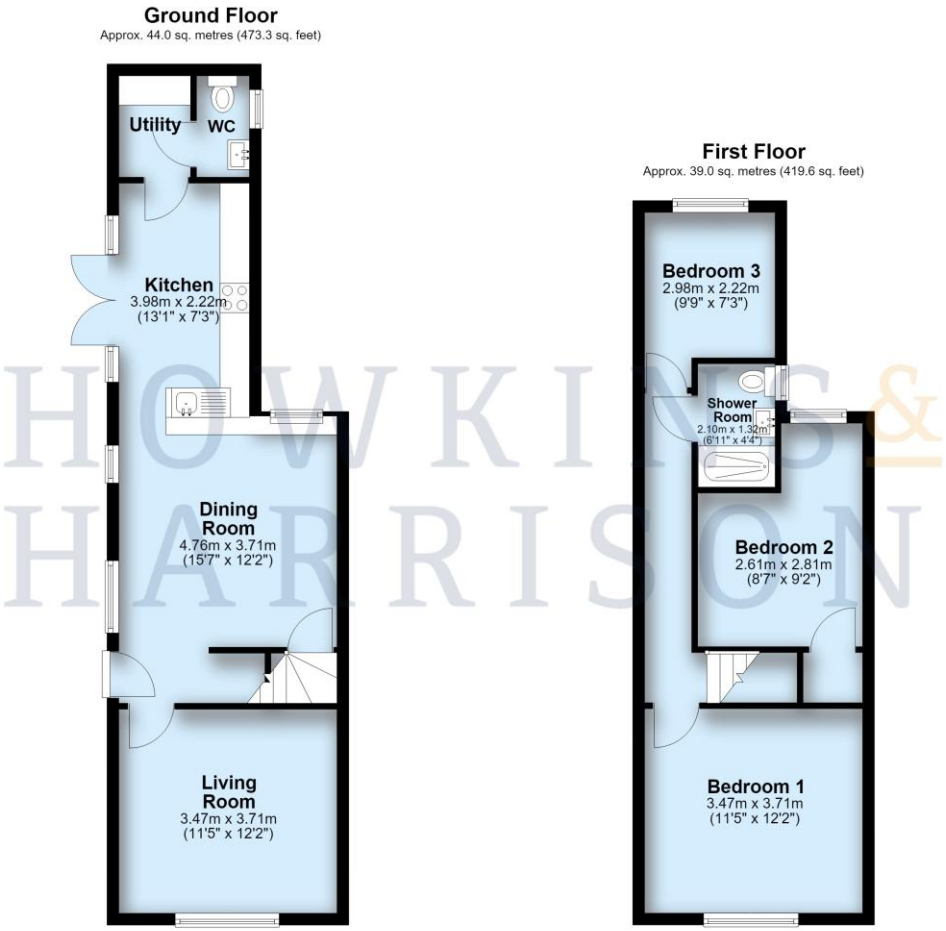
None of the services have been tested. We are advised that mains water, drainage, gas and electricity are connected to the property. The brand new central heating systems is gas fired and broadband is available.

Local Authority

South Derbyshire District Council - Tel::01283-595795

Council Tax Band - A





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