

# Burton Road

Castle Gresley, Swadlincote, DE11 9EW

John   
German





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£425,000



Lovely traditional period property with a much improved contemporary interior extending to 1867 sq ft with four double bedrooms, large luxury en suite and family feature bathroom. On the ground floor is a guest cloaks, utility, sitting room, study and a feature open plan refitted kitchen/family/dining room where three rooms combine into one modern living space. All this plus a large conservatory that overlooks the landscaped rear garden.

160 Burton Road is a lovely period home with a stylish contemporary interior, it has been much improved and offers ready to move in spacious living space extending to circa 1867 sq ft. Originally it was two properties and over the years has been seamlessly combined to one much large individual family home with some excellent outside space. The property benefits from not only a drive to the fore, but to the rear there are double gates leading onto an expansive secure second drive ideal for additional parking caravans/motorhomes etc. This property also benefits from no upward chain and early vacant possession.

On the ground floor you will find a practical entrance porch with an internal original stained glass, stripped pine door opening into a welcoming reception hallway with guest cloakroom and staircase leading off.

Next is the first of three reception rooms; a central sitting room which has double doors opening into the conservatory and a further connecting door through to a very useful study for those working from home. This is a large versatile dual aspect room and could be used for a variety of uses.

The heart of the home is an open plan living space boasting three distinct zones for family and friends to come together, it seamlessly combines a family room, dining room and a lovely refitted kitchen into one lovely social space. From the dining room, double doors connect you to a large conservatory which is a beautiful, additional reception space offering views over the garden and French double doors take you outside.

Leading off the dining room is a beautiful refitted kitchen which has base and wall mounted cabinets wrapping around three sides of the room with integral appliances, space for a range cooker and views over the garden.

Last but not least on the ground floor, the home also has a great sized utility/boot room. It's a perfect entrance for muddy dogs and children and lies just off the family room.

Upstairs, you will find there are four double bedrooms leading off the landing, alongside a large luxury family bathroom where beautiful travertine tiling runs across the floor and onto the walls. This room features a floating contemporary Villeroy and Boch gloss vanity unit with storage and inset sink, WC, bath with glazed shower screen and shower above.

The principal bedroom suite is a great king sized bedroom and has the benefit of its own private luxury en suite which has a large walk in shower with rainfall shower head over, WC, ladder style towel radiator and a feature vanity unit with wash hand basin, tap and an LED lit mirror above.

Step outside to the neatly maintained recently landscaped rear garden and onto its super entertaining space with screened patio area with sleeper edged planted borders. Steps lead you down to an expansive block paved driveway which has a double gated secure entrance, this space provides parking for multiple vehicles alongside caravans, motorhomes if required and really is an additional bonus feature to this already lovely home.

The property has a second driveway to the front elevation and this provides vehicular access to the large detached garage which has double entrance doors, light and power, side storage area and to the rear of the garage is a purpose built timber workshop with light, power, fitted bench and shelving.

**Agents note:** We understand from the vendors that the property has wall tile bars installed from a pre-1950 incident of movement and was installed as a treatment for the property. We also understand from the vendors that no further movement has been seen since that time. We would advise all interested parties to seek professional advice.

**Tenure:** Freehold (purchasers are advised to satisfy themselves as to the tenure via their legal representative).

**Property construction:** Standard

**Parking:** Drive & garage

**Electricity supply:** Mains

**Water supply:** Mains

**Sewerage:** Mains

**Heating:** Gas

(Purchasers are advised to satisfy themselves as to their suitability).

**Broadband type:** Fibre - 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 D

**Useful Websites:** [www.gov.uk/government/organisations/environment-agency](http://www.gov.uk/government/organisations/environment-agency)  
[www.southderbyshire.gov.uk](http://www.southderbyshire.gov.uk)

**Our Ref:** JGA12062024

The property information provided by John German Estate Agents Ltd is based on enquiries made of the vendor and from information available in the public domain. If there is any point on which you require further clarification, please contact the office and we will be pleased to check the information for you, particularly if contemplating travelling some distance to view the property. Please note if your enquiry is of a legal or structural nature, we advise you to seek advice from a qualified professional in their relevant field.



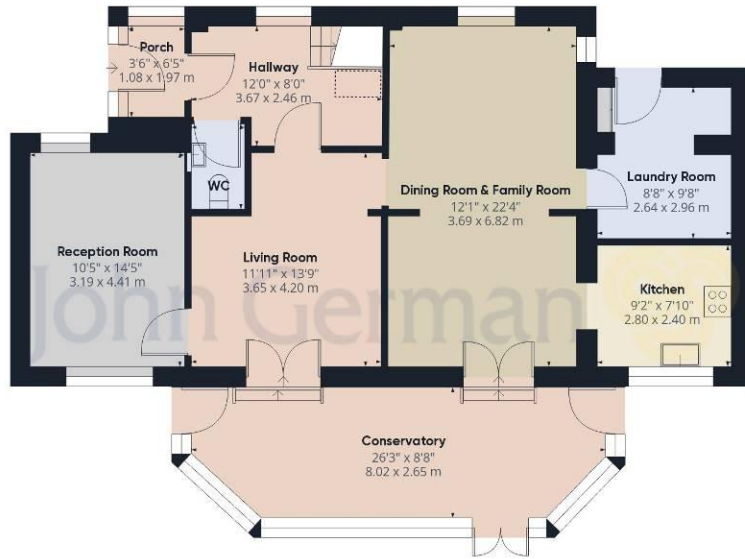












Ground Floor Building 1



Floor 1 Building 1



Ground Floor Building 2

**Approximate total area**

2290.61 ft<sup>2</sup>  
212.8 m<sup>2</sup>

**Reduced headroom**

5.2 ft<sup>2</sup>  
0.48 m<sup>2</sup>

(1) Excluding balconies and terraces

 Reduced headroom  
(below 1.5m/4.92ft)

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

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### Agents' Notes

These particulars do not constitute an offer or a contract neither do they form part of an offer or contract. The vendor does not make or give and Messrs. John German nor any person employed has any authority to make or give any representation or warranty, written or oral, in relation to this property. Whilst we endeavour to make our sales details accurate and reliable, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information for you, particularly if contemplating travelling some distance to view the property. None of the services or appliances to the property have been tested and any prospective purchasers should satisfy themselves as to their adequacy prior to committing themselves to purchase.

### Referral Fees

**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		82 B
69-80	C		
55-68	D	62 D	
39-54	E		
21-38	F		
1-20	G		



John German

63a Market Street, Ashby-De-La-Zouch, Leicestershire, LE65 1AH

01530 412824

ashbysales@johngerman.co.uk

Ashbourne | Ashby de la Zouch | Barton under Needwood  
Burton upon Trent | Derby | East Leake | Lichfield  
Loughborough | Stafford | Uttoxeter

JohnGerman.co.uk Sales and Lettings Agent



