

Mount Road

Castle Gresley, Swadlincote, DE11 9ES

John
German





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£270,000

A stunning brand new development offering three storey homes in an exclusive private drive setting. Extending to over 1050 sq ft, it has stylish open plan contemporary dining kitchen, lounge, WC, four bedrooms, master suite set across the whole of the top floor with a beautiful en suite shower room, an equally gorgeous family bathroom, double width drive, solar panels, EV charging point and 10 year warranty.

No chain.

This is an exceptional brand new home built to an exacting standard by renowned local developer JA Davis Contractors Ltd. This is the first of four available plots and is ready to move into. The remaining three plots are almost finished and depending on timings, there could be a possibility to choose kitchen and bathroom finishes (subject to deposits and terms). Each plot benefits from the peace of mind of ICW 10 year warranty, solar panels, EV charging point, external lighting and a rear garden point. There is a double width driveway to the front and landscaped gardens with patio area and artificial turf to the rear. A viewing is strongly recommended to appreciate the location and finish of these lovely new homes.

The property sits in a private drive setting behind a double width block paved driveway providing off road parking. A look inside will reveal a welcoming reception hall with stairs leading off. A door to the left opens to a well proportioned, front facing living room. Leading off this is an inner lobby which in turn accesses a contemporary guest cloakroom finished in white with feature tall ladder style towel radiator, vanity unit with contemporary wash hand basin and pillar mixer tap and WC. The heart of the home is the rear full width open plan kitchen/dining room, perfect for socialising and entertaining. It comes well equipped with a Howden kitchen in a deep contemporary blue with contrasting marble effect countertops incorporating one and half bowl sink with black mixer tap. Fully equipped, this gorgeous kitchen features a ceramic hob with feature extractor hob above, high level microwave oven with integral oven below, integral fridge freezer, dishwasher and washing machine. There is space for a dining table where French doors open out onto the landscaped gardens beyond. Lastly, there is a very useful understairs storage cupboard.

Take the stairs to the first floor and leading off the well proportioned landing you will find three bedrooms alongside a beautiful contemporary family bathroom with has a shaped shower bath with Crittall style glazed screen and black mixer tap, dual rainfall shower head above, vanity unit with pillar mixer tap and storage drawers beneath, provision for lighting and mirror above, WC, beautiful tiling to the bath area and tall chrome ladder style towel radiator. Take the stairs to the second floor where there is a wonderful self contained master bedroom suite with dual aspect windows. There is a pitched ceiling to one side of the room with dormer window to the fore and Velux window to the rear. There is a gorgeous contemporary en suite shower room with quadrant cubicle having black rainfall dual head shower above and marble effect tiling to the walls, vanity wash hand basin with storage drawers beneath, WC and heated towel radiator.

Outside, there is ample parking to the fore. Gated side access leads along to the landscaped gardens to the rear which enjoy great privacy not being overlooked and having a large patio area with artificial lawned garden for ease of maintenance.

Agents note: The property is set upon a private drive location so will be subject to a communal green space charge for the driveway maintenance.

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

Please note: It is quite common for some properties to have a Ring doorbell and internal recording devices.

Property construction: Standard. **Parking:** Drive.

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

Useful Websites: www.gov.uk/government/organisations/environment-agency
www.southderbyshire.gov.uk

Our Ref: JGA/20122024





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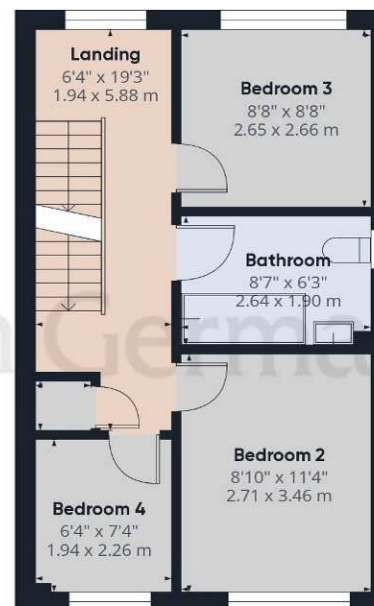
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Ground Floor



Floor 1



Floor 2

Approximate total area⁽¹⁾

1058.74 ft²

98.36 m²

Reduced headroom

41.27 ft²

3.83 m²

(1) Excluding balconies and terraces

Reduced headroom

..... Below 5 ft/1.5 m

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

Calculations are based on RICS IPMS 3C standard.

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Agents' Notes

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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.

Score	Energy rating	Current	Potential
92+	A	93 A	93 A
81-91	B		
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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