



Hewer Drive, Swadlincote, DE11 9FX

£290,000



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Occupying a particularly attractive plot on Hewer Drive in Castle Gresley, this beautifully presented three-bedroom detached home combines bright, thoughtfully arranged accommodation with a superb larger than average wrap-around garden. The property has been carefully maintained and offers a welcoming entrance hallway, a generous dual-aspect living room, a modern kitchen and dining room, a ground floor WC and useful utility storage. Upstairs are three well-proportioned bedrooms, including a principal bedroom with fitted storage and an en-suite shower room, together with a modern family bathroom. Outside is where this home truly distinguishes itself. The established garden extends around the side and rear of the house, incorporating lawns, mature trees, colourful planting, a wildlife pond and several seating areas. A private driveway leads to the detached garage, which is currently arranged as a useful hobby and craft room.

Entrance Hallway

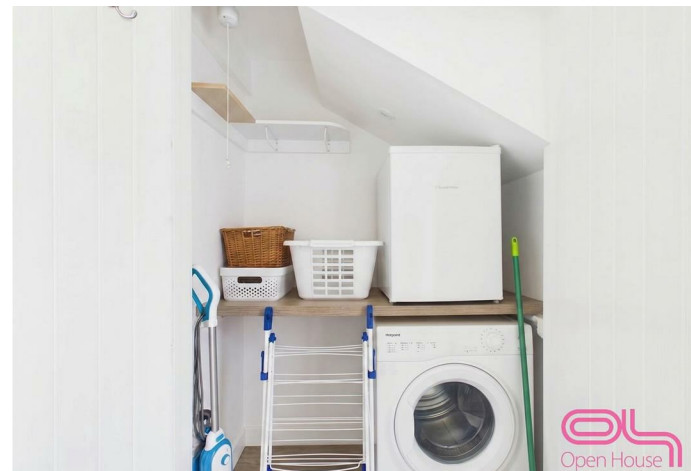
The front entrance opens into a bright and welcoming hallway with a staircase rising to the first floor. Finished in a light, neutral style, the hallway also provides access to the principal ground-floor rooms, the WC and useful built-in storage.

Ground Floor WC

A well-presented and practical cloakroom fitted with a WC and wash hand basin, complemented by neutral décor.

Living Room

A generous dual-aspect reception room enjoying



plenty of natural light through windows to the front and side, together with glazed double doors opening directly onto the garden. The room provides ample space for a range of seating and features a contemporary focal fireplace, creating a comfortable setting for everyday relaxation and entertaining.

Kitchen and Dining Room

Extending the full depth of the property, the kitchen and dining room is a bright and practical family space with windows to the front and glazed double doors opening onto the garden. The kitchen is fitted with a comprehensive range of gloss-fronted units, contrasting work surfaces and a stainless-steel sink and drainer. Integrated appliances include an elevated double oven and electric hob with extractor above, while additional space is provided for a dishwasher, and the rest of the appliances space in the utility cupboard. At the opposite end is a defined dining area with ample room for a table and chairs, making this an ideal space for both everyday meals and entertaining.

Utility Cupboard

Useful under-stairs utility area provides space and plumbing for laundry appliances, together with shelving and additional household storage.

First-Floor Landing

A bright central landing provides access to all three bedrooms and the family bathroom. A window above the staircase brings further natural light into the space.

Principal Bedroom

A well-proportioned double bedroom featuring a large front-facing window, fitted wardrobes and its own en-suite shower room.

En-Suite Shower Room

Fitted with a glazed shower enclosure, WC and wash hand basin, complemented by neutral tiling, mirrored storage and a window providing natural light and ventilation.

Bedroom Two

A comfortable double bedroom with a rear-facing window overlooking the established garden. The room also benefits from fitted storage.

Bedroom Three

A well-proportioned single bedroom suitable for a child's room, nursery or home office, with a window overlooking the garden.

Family Bathroom

The modern family bathroom is fitted with a panelled bath with shower and glazed screen above, WC and wash hand basin. Neutral wall tiling, patterned flooring and a window complete the room.

Outside

The property occupies a particularly appealing plot with neatly maintained planting to the frontage. Parking to the front as well as a separate private driveway extends along the side of the house, providing off-road parking and leading to the detached garage.

The larger than average garden is undoubtedly one of the home's standout features, wrapping around the side and rear of the property to create several distinct outdoor areas. Immediately outside the house is a paved seating area, partly covered by a planted pergola-style canopy and providing an inviting place for outdoor dining.

Beyond this, the garden includes shaped lawns, gravelled pathways, raised beds, mature trees and





shrubs, colourful planted borders and an attractive wildlife pond. Further seating areas are positioned throughout the garden, while a timber summerhouse provides additional space for hobbies or relaxation. The combination of established planting, varied levels and secluded corners gives the garden a great deal of personality and interest.

Detached Garage

The detached garage is approached from the driveway and is currently used as a workshop with a loft added for extra storage.



Additional Information

EPC Rating to be confirmed

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.

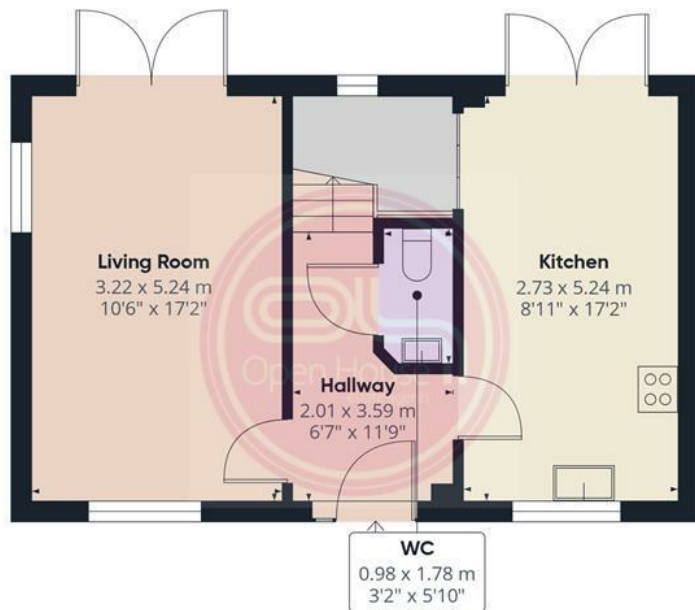
Floorplans:

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.

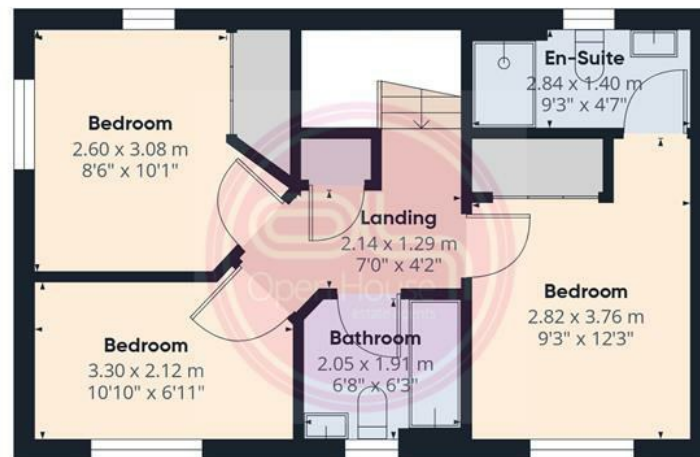
I have now reconfirmed the saved wording. I will not rewrite, shorten, "improve" or substitute any part of it in future listings.







Floor 0 Building 1



Floor 1 Building 1



Floor 0 Building 2

Main building GLA⁽¹⁾

96.1 m²
1034.46 ft²

Main building total

96.1 m²
1034.46 ft²

Building 2 total

21.59 m²
232.36 ft²

(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
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	79	83
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

LOCAL AUTHORITY

South Derbyshire

TENURE

Non-traditional

COUNCIL TAX BAND

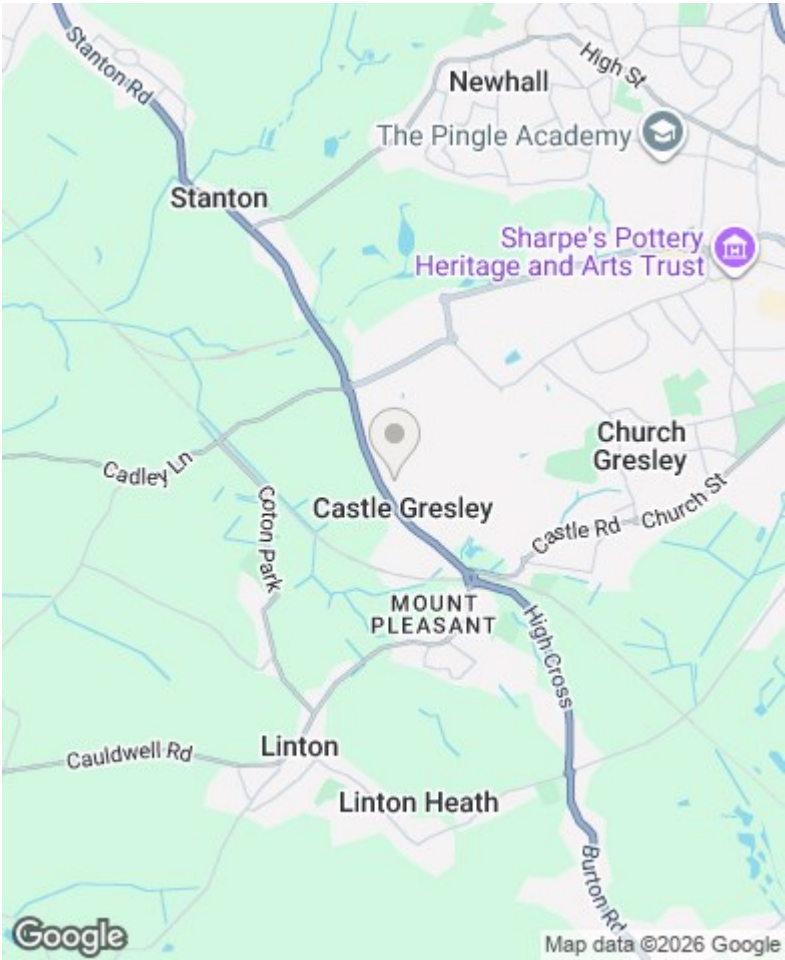
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VIEWINGS

By prior appointment only

PROPERTY SUMMARY

- Parking To Both The Front and Side
- Larger Than Average Wrap-Around Garden
- Spacious Dual-Aspect Living Room
- Modern Kitchen and Dining Room
- Principal Bedroom with En-Suite
- Ground Floor WC and Useful Utility Storage
- Detached Garage Currently Used as a Hobby Room
- Driveway Providing Off-Road Parking
- Established Residential Development
- Viewing Essential to Appreciate the Plot and Presentation



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