



Westminster Drive, Church Gresley,  
Swadlincote, DE11 9RX

Fixed Asking Price £425,000



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This beautifully presented and thoughtfully extended home offers versatile accommodation arranged over three floors, finished to a high standard throughout. The standout feature is the impressive top-floor Master Suite, creating a private retreat with elevated views and a luxury en-suite with freestanding bath, while the lower floors provide excellent family living space in a sought-after location nearby both amenities and National Forest countryside walks.

**Ground Floor**

The ground floor offers well-balanced living accommodation, blending contemporary finishes with practical family spaces. Flowing living and dining areas provide flexibility for everyday use and entertaining, complemented by a modern kitchen arrangement designed with functionality and clean lines in mind. Natural light is a key feature throughout, enhancing the sense of space and connection between rooms.

**First Floor**

The first floor continues the home's high standard, providing well-proportioned bedrooms and a stylish family bathroom. Each room is finished in a neutral, modern palette, offering flexibility for family members and guests.

**Top Floor – Master Suite**

The top floor is dedicated entirely to an outstanding Master Suite, creating a private retreat rarely found in homes of this type. The bedroom itself is generous in scale, filled with natural light from the Velux balcony roof windows and enjoying elevated views across the surrounding area. Bespoke fitted wardrobes run



seamlessly along the eaves, maximising storage while maintaining clean architectural lines.

The en-suite bathroom is a true statement space, featuring a freestanding bath, walk-in rainfall shower, contemporary vanity unit, and designer tiling throughout. Carefully integrated lighting and recessed shelving elevate the space to a luxury, spa-like finish.

#### Outside

To the rear, the garden has been landscaped to provide an attractive and functional outdoor space, ideal for entertaining or relaxing. The elevated aspect enhances privacy and outlook, while the overall layout offers low-maintenance enjoyment.

To the front there is parking for two cars side by side, and the cul-de-sac is notably peaceful.

#### Location

Situated in Church Gresley, Westminster Drive is well placed for access to local shops, schools, and everyday amenities, with excellent transport links via the A444, A511 and A42, connecting easily to Swadlincote Town Centre, and the surrounding areas of Burton on Trent and Ashby De La Zouch.

#### Entrance Hall

A welcoming hallway providing access to the main living accommodation, ground floor WC and staircase rising to the upper floors.

#### Living Room – 5.43m x 3.89m (17'10" x 12'9")

A comfortable and well-proportioned reception room featuring a large front-facing window that allows plenty of natural light. Finished in neutral tones, this space offers an ideal setting for everyday family living.

#### Kitchen – 5.94m x 4.67m (19'6" x 15'4")

A generous kitchen space fitted with modern wall and base units, extensive worktop surfaces and integrated appliances. The layout comfortably accommodates dining and entertaining, with double doors opening to the rear, enhancing the sense of space and connection to outside, and a door leading to the:

#### Utility / Office – 4.37m x 2.72m (14'4" x 8'11")

A versatile additional room accessed from the kitchen, ideal for use as a utility, home office or ancillary storage. Fitted with further worktops and services, as well as integrated coat and boot storage, making it both practical and flexible.

#### WC

Conveniently located off the hallway, fitted with a modern suite.

#### Garage – 2.72m x 2.20m (8'11" x 7'3")

An integral part-garage left over from conversions, providing storage.

#### First Floor

##### Landing

Central landing area providing access to four bedrooms, family bathroom and staircase to the second floor.

#### Bedroom 2 – 3.89m x 3.74m (12'9" x 12'3")

A spacious double bedroom positioned to the front of the property, offering ample space for bedroom furniture. A door leads to the:

#### En-Suite – 2.19m x 1.52m (7'2" x 5'0")

Fitted with WC, hand wash basin and a modern shower suite.





Bedroom 3 – 3.29m x 3.15m (10'10" x 10'4")  
Another well-sized front facing bedroom, ideal as a double or generous single, finished in a neutral style.

Bedroom 4 – 3.77m x 3.28m (12'4" x 10'9")  
A bright and comfortable bedroom with space for wardrobes and additional furnishings. Views on to rear garden.

Bedroom 5 – 3.53m x 2.72m (11'7" x 8'11")  
A versatile room suitable as a bedroom, nursery or home office. Also facing out onto the rear garden.



Bathroom – 2.88m x 2.25m (9'5" x 7'5")  
A stylish family bathroom fitted with a contemporary suite, including bath, wash basin and WC, finished with quality tiling.

#### Second Floor

Master Suite – Bedroom 1 – 5.47m x 5.33m (17'11" x 17'6")  
Occupying the entire top floor, this impressive Master Suite offers a luxurious and private retreat. The bedroom is flooded with natural light from Velux balcony roof windows, enjoying elevated views across the surrounding area. Bespoke fitted wardrobes run neatly along the eaves, maximising storage while maintaining clean, uncluttered lines. A hidden door within the wall of wardrobes leads to the:

En-Suite – 4.30m x 1.92m (14'1" x 6'4")  
A striking, high-spec en-suite featuring a freestanding bath, large walk-in rainfall shower, contemporary vanity unit and designer tiling. Recessed shelving and feature lighting elevate the space to a spa-like finish rarely found in homes of this type.



#### Additional Information

- Tenure: Freehold
- Council Tax Band: E
- EPC Rating: C
- Local Authority Area: South Derbyshire

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.

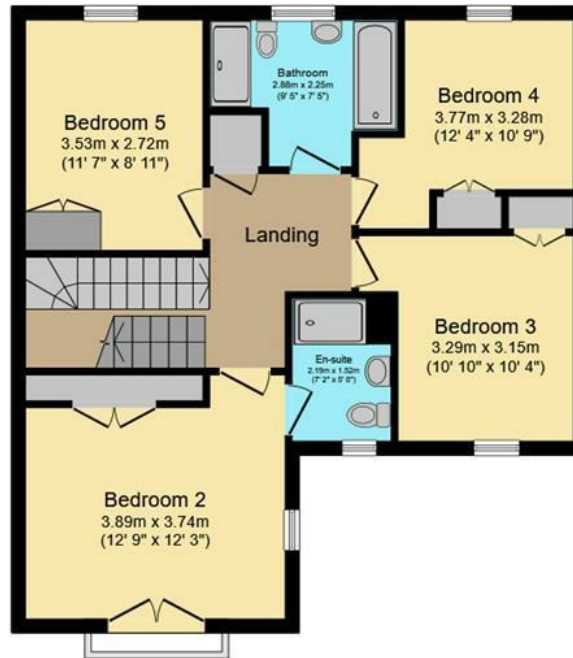






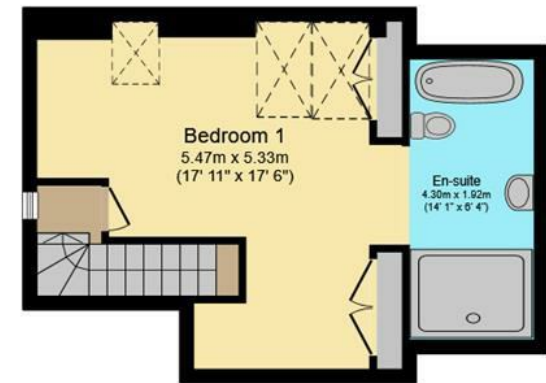
### Ground Floor

Floor area 69.7 sq.m. (750 sq.ft.)



### First Floor

Floor area 64.9 sq.m. (699 sq.ft.)



### Second Floor

Floor area 35.8 sq.m. (386 sq.ft.)

**Total floor area: 170.5 sq.m. (1,835 sq.ft.)**

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.Propertybox.io](http://www.Propertybox.io)

## ENERGY PERFORMANCE CERTIFICATE

### Energy Efficiency Rating

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

### LOCAL AUTHORITY

South Derbyshire

### TENURE

Freehold

### COUNCIL TAX BAND

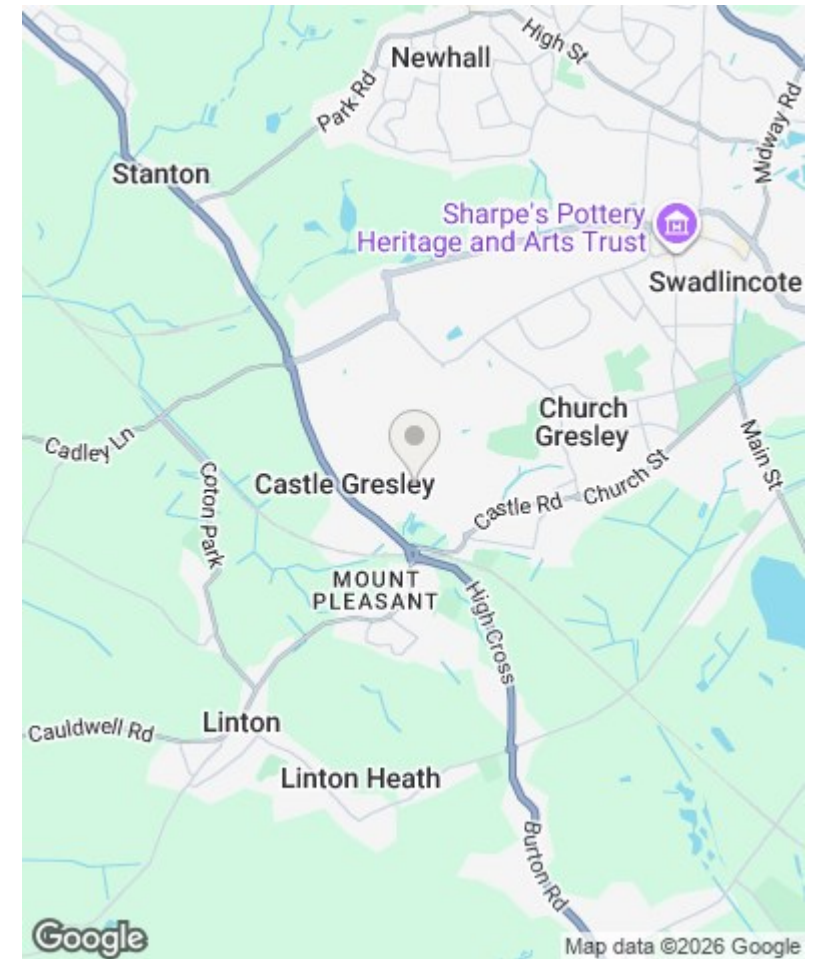
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### VIEWINGS

By prior appointment only

## PROPERTY SUMMARY

- CUL-DE-SAC LOCATION - EXTENDED AND REMODELLED FAMILY HOME ARRANGED OVER THREE FLOORS
- STUNNING TOP-FLOOR MASTER SUITE WITH LUXURY EN-SUITE
- FIVE WELL-PROPORTIONED BEDROOMS
- REFITTED KITCHEN DINER WITH ADJOINING UTILITY / OFFICE
- HIGH-SPEC BATHROOMS WITH DESIGNER FINISHES
- BESPOKE FITTED WARDROBES AND STORAGE
- ELEVATED OUTLOOK WITH FAR-REACHING VIEWS FROM THE TOP FLOOR BALCONY'S
- PART-GARAGE AND DRIVEWAY PARKING
- POPULAR RESIDENTIAL LOCATION NEARBY BOTH AMENITIES AND COUNTRYSIDE
- OUTSTANDING CONDITION THROUGHOUT



2 James Street, Midway, Swadlincote, DE11 7NE

Tel: (01283) 240632

Email: [BurtonSwad@localagent.co.uk](mailto:BurtonSwad@localagent.co.uk)

[www.openhouselocal.co.uk](http://www.openhouselocal.co.uk)