



31 Station Street
Castle Gresley, DE11 9JU
Price guide £310,000


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properties

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PRICE GUIDE £310,000-£320,000

Agents comment: This exceptional home exemplifies open plan living at its finest and is sure to impress. We highly recommend viewing this property early to fully appreciate all it has to offer. Don't miss the opportunity to make this wonderful house your new forever home. Call Liz, Donna and Ellie TODAY to arrange an appointment EPC rating C - Council Tax Band C.

- PRICE GUIDE £310,000-£320,000
- Splendid fitted Kitchen with appliances
- Cloaks/WC, Utility, Ensuite, Shower Room
- Double width off road parking, EPC C rating
- Perfect for entertaining including separate Bar
- Open plan living at its best!
- Open plan Family room and Dining area
- 3 double bedrooms, 2nd floor Bed 4
- Fantastic low maintenance garden area
- Other buildings multiple uses - VIEW EARLY



Location

Castle Gresley is well situated with close access to Swadlincote catering for most day-to-day needs, further afield is Ashby-de-la-Zouch and Burton on Trent, offering superb access to the industry centres within the region, A42 links to Birmingham, East Midlands Airport at Castle Donington and M1 inter-section points at Junction 24 for north and southbound traffic respectively.. Castle Gresley is a peaceful area and convenient location, being a sought-after spot for commuters, M42 and A38.. The street is also conveniently close to a variety of local amenities, on a nearby estate, is a local Doctors surgery, convenient store and eateries and well-regarded schools to cover all ages. The property is within close proximity of the National Forest, with plenty of wildlife and woodland trails close by, which can help dog walkers and those that enjoy regular walking activities with further recreational attractions Conkers, Hicks Lodge, Swadlincote Ski Slope and Rosliston Forestry Centre.

The well presented accommodation

Reception Hall

Front door with stained glass inserts provides access to the Reception Hall with modern staircase leading off to the first floor and tiled floor leading through to left :-

Laundry room/Cloaks

7'7" including units x 3'11" (2.33 including units x 1.21)

Having range of modern units and plumbing for an automatic washing machine and space for dryer. Tiled floor and connecting door with step down to the :-

Garage/Storage area

12'7" x 7'6" (3.86 x 2.29)

Having been remodelled to provide storage area with power and light supply, together with metal up and over door, perfect for motorcycle/s etc. The electric fusebox is located within the garage as well as the Worcester gas boiler which we understand serves both the central heating and domestic hot water systems.

Downstairs Cloakroom/WC

4'7" x 3'0" (1.40m x 0.91m)

Accessed off the hallway, on the right hand side, with a two piece suite and tiled splashbacks and tiled floor.

Fabulous Open plan Kitchen/Family/Dining area

22'3" x 26'10" maximum (6.79 x 8.19 maximum)

A splendid open-plan kitchen, family and dining space, thoughtfully designed for modern living and entertaining. The beautifully fitted kitchen features an extensive range of contemporary grey wall and floor-mounted units, complemented by a variety of drawers and generous quartz work surfaces. An inset sink unit with mixer tap is set within the worktop, while the breakfast bar provides an ideal space for casual dining and socialising. Included within the sale are a range of integrated appliances, comprising a full-size dishwasher, inset electric hob, fitted grill and oven, together with a stylish built-in microwave. Attractive flooring flows seamlessly throughout the room, enhancing the sense of space and continuity.

A striking freestanding multi-fuel burner, positioned on a raised hearth, forms an attractive focal point within this impressive living area. The room is flooded with natural light from two sets of French doors, creating a wonderful connection to the outside and making it perfect for summer entertaining. In addition, two feature roof lanterns further enhance the bright and airy atmosphere, transforming the space and adding to its overall appeal.

To the rear of the room, the dining area provides ample space for family meals and formal occasions, complemented by a feature light fitting and double-glazed doors leading through to the snug.

2nd Reception Room/Snug

11'1" max x 16'3" (3.40 max x 4.97)

A delightful separate reception room situated to the front of the property, offering a cosy retreat away from the main living space. Ideal for relaxation, reading or listening to music, the room benefits from laminate flooring and a peaceful ambience.

First floor and Landing

A modern staircase with fitted carpet and a glazed balustrade insert rises to the first-floor landing, where all accommodation leads off. The landing provides a bright and welcoming space, complementing the contemporary feel of the home.

Master Bedroom

12'6" x 10'8" including wardrobes (3.82 x 3.26 including wardrobes)

The impressive principal bedroom enjoys attractive views over the landscaped rear garden and offers generous proportions for a range of bedroom furnishings. Fitted wardrobes with mirrored sliding doors provide excellent built-in storage.

En Suite Shower Room

7'2" x 4'7" (2.19m x 1.40)

The stylish en suite is fitted with a contemporary three-piece suite comprising a large walk-in shower enclosure with glazed screen and mains-fed shower, wash hand basin with mixer tap set above a useful storage cupboard, and a low-level WC. Finished with tiled walls and flooring, the room also benefits from a heated towel rail.

Double bedroom

9'11" x 11'4" (3.04m x 3.46m)

Located to the front of the property, Bedroom Two is a well-proportioned double room and is currently utilised as a home office. The room benefits from a built-in storage cupboard/wardrobe over the stairs together with practical laminate flooring.

Double bedroom

9'11" x 11'4" (3.04m x 3.46m)

Bedroom Three overlooks the rear of the property and is another comfortable double bedroom. The room features built-in wardrobe storage and laminate flooring.

Family Shower Room

7'9" x 6'0" (2.36m x 1.83m)

Completing the first-floor accommodation is the contemporary family shower room, situated to the front of the property. Fitted with a modern three-piece suite comprising a wide double shower cubicle, wash hand basin set within a useful vanity storage unit, and a low-level WC. The room is further enhanced by tiled flooring and part-tiled walls.

Stairs to 2nd floor

Paddle style staircase leads to the 2nd floor which leads into:

Second floor Reception/Bedroom

22'8" x 9'8" restricting ceiling height in places (6.91m x 2.95m restricting ceiling height in places)

Having been modelled to make use of the property's full potential, this room is the full width of the property, which provides like a studio with two large velux windows providing plenty of natural light, recessed alcoves perfect for displaying books or feature ornaments, plenty of space in the eaves for storage, practical laminate flooring. Restricted ceiling height as you would expect, great space and multi-functional, could be a teenagers retreat

Driveway providing double width off road parking

Externally - Fully enclosed landscaped rear garden

Step outside to discover a beautifully landscaped low maintenance garden, ideal for outdoor gatherings or simply enjoying the fresh air. The property

also features double width off-road parking, ensuring convenience for you and your guests. There is artificial lawn, attractive extensive patio, with raised beds with flowers and shrubs together with a vegetable area and an area to house all the refuse/recycling bins. Well maintained panelled fenced boundaries.

For those who appreciate a touch of leisure, a smart separate bar, whatever the weather this is perfect, with feature wall, practical flooring and wall mounted electric fire. Connected door to large Store/Space which could be used for a Gym/workshop multi-functional the choice is yours. Two further external Storage areas which offer additional versatility and potential.

Separate External Bar

14'2" x 9'4" (4.33 x 2.85)

Separate Store suitable for multiple uses

14'4" x 9'0" (4.37 x 2.76)

Two further separate garden stores

Tenure

Freehold - with vacant possession on completion. Liz Milsom Properties Limited recommend that purchasers satisfy themselves as to the tenure of this property and we recommend they consult a legal representative such as a solicitor appointed in their purchase.

Services

Water, mains gas and electricity are connected. The services, systems and appliances listed in this specification have not been tested by Liz Milsom Properties Ltd and no guarantee as to their operating ability or their efficiency can be given.

EPC Rating TBC - Council Tax C

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Measurements

Please note that room sizes are quoted in metres to the nearest tenth of a metre measured from wall to wall. The imperial equivalent is included as an approximate guide for applicants not fully conversant with the metric system. Room measurements are included as a guide to room sizes and are not intended to be used when ordering carpets or flooring.

Disclaimer

The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing.

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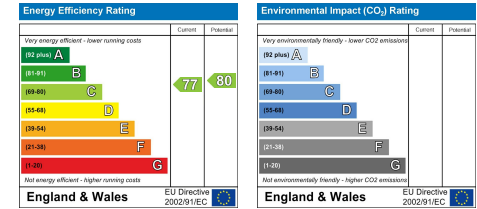


Directions

For SAT NAV purposes use DE11 9JU



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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COUNCIL TAX

Band: C

The vendor informs us that the property is Freehold, however we have not inspected the title deeds. We would advise you consult your own solicitor to verify the tenure.



THE TEAM

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GENERAL INFORMATION

NOTE: 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 you are contemplating travelling some distance to view the property.

MONEY LAUNDERING

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THE NATIONAL ASSOCIATION OF ESTATE AGENTS (NAEA)/THE PROPERTY OMBUDSMAN SCHEME

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