



Sales



3 Bedroom House

Acorn Grange | Castle Gresley | The Rose

£100,800



Full Description

3 bed 1 bathroom

Back on the Market: The Rose – A Three-Bedroom Home at Acorn Grange, Castle Gresley

Emh Sales is delighted to reintroduce *The Rose*, a brand-new, three-bedroom semi-detached home at the sought-after Acorn Grange development. This stylish and affordable property forms part of a beautiful new community, perfectly combining peaceful countryside surroundings with excellent access to nearby towns and local amenities.

Your Path to Homeownership with Shared Ownership

This home is available through New Model Shared Ownership (NMSO), a scheme designed to make homeownership more accessible. The price displayed is an example based on a 40% share. The actual share you purchase, which can range from 10% to 75%, will be determined by a financial affordability assessment. **The NMSO offers several key benefits:**

- **Low Initial Share:** Start your homeownership journey by purchasing a share from as little as **10%**.
- **Flexible Staircasing:** Increase your ownership gradually, from as little as **1% annually** or a minimum of **5% at a time**.
- **Repairs and Maintenance:** A new 10-year period provides support for repair and maintenance costs on your new-build home.
- **Secure Lease:** All homes come with a long-term **990-year lease**.

About the Area: Castle Gresley

Nestled between the historic market towns of **Swadlincote** and **Ashby-de-la-Zouch**, **Castle Gresley** is a charming South Derbyshire village with a rich history. The village has retained its historical charm while benefiting from the modern amenities of nearby towns. The location offers a perfect blend of rural charm and urban convenience. Strong road connections and local bus routes make commuting simple, with Swadlincote's central bus station providing easy links to Burton-on-Trent, Ashby-de-la-Zouch, and beyond. You'll find a wealth of natural beauty here, too. The nearby **National Forest**, including Gresley, Swainspark, and Tunnel Woods, offers endless opportunities for outdoor activities and peaceful walks. The area's balance of community spirit, access to nature, and proximity to major employment hubs makes it an ideal place for a positive living environment.

How to Apply

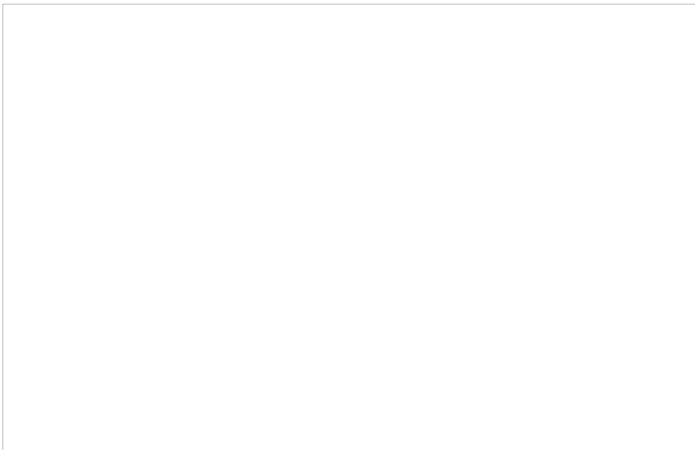
Shared Ownership is a fantastic opportunity, allowing you to purchase a share of a property and pay rent on the remaining portion. As your financial security grows, you have the flexibility to increase your ownership up to 100% through a process known as staircasing. To find out if you're eligible and to get started on your application, please visit our [Apply Here](#) page.

- **Note:** For more details on the share purchase price and rent examples, please refer to the [Key Information Document](#).

Features

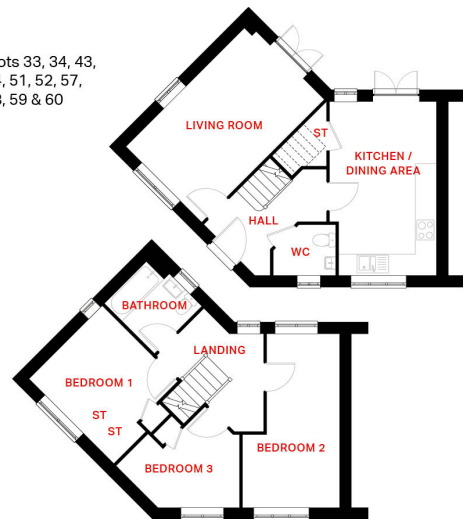
- 3 bedrooms
- A fully fitted kitchen with integrated fridge freezer, washing machine, dish washer and a stainless steel oven, hob, and cooker hood.
- Modern conveniences: Gas central heating for a comfortable, efficient home.
- Vinyl flooring in the kitchen, bathroom, and W/C.
- Fitted bathroom and W/C
- Solar panels, reducing your energy costs and environmental impact.
- Off-road parking for two cars
- Electric vehicle charging point.
- Garden laid to lawn

Location



Floorplans

Plots 33, 34, 43,
44, 51, 52, 57,
58, 59 & 60



GROUND FLOOR

Living Room
3.10m min x 5.02m max
Kitchen / Dining Area
2.82m min / 3.09m max x 3.47m min / 5.02m max

FIRST FLOOR

Bedroom 1
2.98m x 3.10m min / 3.48m max
Bedroom 2
2.10m min / 2.80m max x 5.02m
Bedroom 3 max.
(Irregular shape) – 1.41m min / 3.57m max x 2.10m min / 3.03m