



16/18 Midway Road,  
Midway,  
Derbyshire, DE11 7NT









Guide Price £450,000

#### GENERAL

An exceptional family house with views over the Midway Fish Ponds. The beautifully styled interior has been significantly upgraded and improved by the present owners and works really well for modern family living with versatile well laid out living space. On the ground floor there is a magnificent reception hall which opens into the sitting room, a formal dining room used by the current owners as a music room, a home office or sixth bedroom and a fashionable living kitchen. On the first floor there are five bedrooms including a magnificent master bedroom with en-suite and Juliette balcony. Outside, there is a detached double garage and a good sized landscaped, private garden.

The house has a lot of history. It is on the 'Swadlincote Heritage Trail' and featured in many of the local 'Magic Attic' guides to the local area.





## LOCATION

Midway is a delightful village in South Derbyshire located on the fringe of the National Forest. There are local amenities close by in the village of Swadlincote to include a mini supermarket, schools and post office. The popular market town of Ashby de la Zouch provides a wider range of amenities and facilities together with excellent transport links. Road links via the A42 lead to Nottingham East Midlands Airport and Birmingham Airport together with main line rail links at Tamworth and East Midlands Parkway.

## THE HOUSE

The accommodation is arranged over two floors as follows. Front door opening into reception hall.

## RECEPTION HALL

A magnificent introduction to the house. The principal feature is the fireplace with wood burning stove, there is an oak boarded floor, staircase rising to the first floor and boot room.

## SITTING ROOM

14' x 13'7"

The sitting room is open plan to the reception hall creating a magnificent open plan living space. Feature fireplace, oak boarded floor, central heating radiator and door to Rear Hall.

## DINING ROOM

13'7" x 11'1"

An elegant room with traditional ornamental fireplace. Central heating radiator.

## REAR HALL

Opening off the sitting room. Wardrobe with sliding doors and doors to the home office and cloakroom.

## HOME OFFICE

10'3" x 9'6"

A versatile room used by the current owner as a sixth bedroom. There is a wood effect floor and traditional ornamental fireplace. Central heating radiator.

## CLOAKROOM

Wash hand basin in vanity unit with mirror over, low flush lavatory, ladder style towel rail.

## LIVING KITCHEN

18'4" x 13'2"

Overlooking the garden. The kitchen is fitted with a striking range

of high gloss base and wall units with quartz work surfaces. There is a central island with an "AEG" four ring induction hob, separate gas ring for a wok and extractor over. Integrated appliances include two "Bosch" ovens including an in-built microwave plus a warming drawer, a fridge freezer plus a separate fridge. There are inset ceiling spotlights, under counter and kickboard lighting and useful pantry cupboard. Utility cupboard with plumbing for a washing machine and door to the garden. Contemporary tiling to the floor with under-floor heating which can be controlled from an app on your mobile device.

## ON THE FIRST FLOOR

Stairs rise from the reception hall to the galleried landing.

## GALLERIED LANDING

Opening off the galleried landing are the bedrooms.

## MASTER BEDROOM

13' x 12'10"

A sensational room with vaulted ceiling and French doors opening onto a balcony overlooking the fishing ponds. There are two skylights, a walk in wardrobe. Central heating radiator.

## EN-SUITE

Shower pod by "Insignia" which is a double 'his 'n' hers' unit and has a rain shower, blue-tooth, radio and mood lighting. with body jets, wash hand basin set in vanity unit and low flush lavatory. There is a wall to wall mirror with in-built digital clock display and demister/heater plus surrounding light.

## BEDROOM TWO

11'2" max x 11'2" max

A good sized double bedroom with central heating radiator.

## BEDROOM THREE

11'2" x 9'6"

Double bedroom with central heating radiator.

## BEDROOM FOUR

9'6" x 9'1"

With two fitted cupboards, central heating radiator.

## BEDROOM FIVE

12'7" x 10'

Double bedroom with fitted wardrobes with sliding glass doors. Central heating radiator.

## BATHROOM

Suite comprising a panelled bath with shower over, screen, a central tap, built in bubble jets and mood lighting. Low flush lavatory and wash hand basin. Central heating radiator.

## OUTSIDE

A low wall runs along the front boundary. There is a stoned parking area opening onto which is the DETACHED DOUBLE GARAGE with electric roller shutter door.





### THE MAIN GARDEN

The main garden is to the rear of the property. Immediately adjoining the house there is a patio with path leading to raised decking, which is home to a 'snook' and offering beautiful views of the garden and pond, and an adjacent waterfall. Electric points are fitted in the middle and at the bottom of the garden. The terrace at the bottom is a sun-trap until early evening in the Summer and a perfect area for outdoor dining and entertaining. The garden is principally lawned with some some barked play areas and mature borders.

### COUNCIL TAX BAND

South Derbyshire Council Tax Band C.



Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) A			82
(81-91) B			
(69-80) C			
(55-68) D		66	
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not energy efficient - higher running costs</i>			
England & Wales		EU Directive 2002/91/EC	





















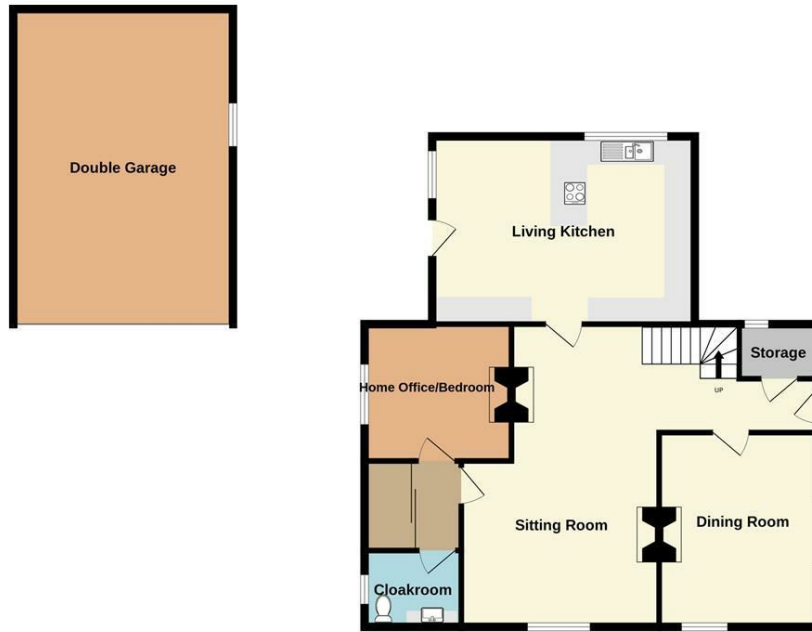




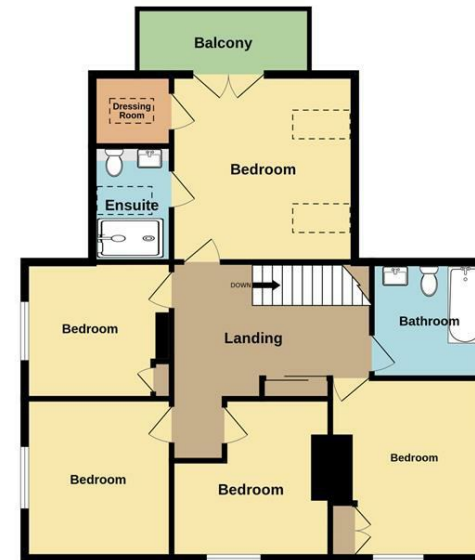




Ground Floor



1st Floor



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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