

# Adams Close

Hartshorne, Swadlincote, DE11 7BL

John  
German





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Hartshorne, Swadlincote, DE11 7BL

£375,000

A wonderful village home offering versatile accommodation that is ready to move into with a well designed layout including home office, lounge, kitchen, utility room, en suite to master, lovely garden, generous drive and a double garage.

**NO UPWARD CHAIN**

Embrace village life by living in Hartshorne, the cricket pitch and pub with local ales are the heart of the village and there is an excellent restaurant at The Mill Wheel. The village benefits from a range of local amenities including a highly regarded village primary school, two public houses, recreation facilities and frequent public transport services to nearby Ashby, Woodville and Swadlincote centres. Hartshorne is also well situated for ease of access to Calke Abbey, Burton on Trent and Derby City centres, the M42/M1 motorway and East Midlands International Airport.

Standing on a lovely plot with a broad driveway giving access to a double garage with twin up and over entrance doors plus a pedestrian door to the rear garden. A paved pathway leads to the front entrance door that opens into a lovely reception hall with doors leading off and the benefit of underfloor heating throughout the ground floor.

The first of the reception rooms is a home office/TV room with window framing views to the front. Adjacent to this is a dual aspect lounge with bay window to the front and French doors out to the rear garden.

Across the hall is the kitchen fitted with an attractive range of base and wall mounted units complemented by contrasting worktops and tiled splash backs. Integrated appliances include an oven, hob, extractor, dishwasher and fridge freezer. Tiled floor runs underfoot and continues through an arch into the utility room having additional appliance space, fitted units and door to the rear.

On the first floor a spacious galleried landing has doors leading off to four good sized bedrooms, the master has the luxury of an en suite shower room with a three piece suite and chrome ladder radiator.

The three further bedrooms share a well appointed family bathroom comprising bath with shower over, pedestal wash hand basin and WC, tiling to wet areas and a chrome ladder radiator.

The rear garden offers a lovely outdoor space having a paved patio with shaped lawn beyond.

**Tenure:** Freehold (purchasers are advised to satisfy themselves as to the tenure via their legal representative).

**Services:** Oil central heating. Underfloor heating to the ground floor and radiators provide heating to the first floor. Mains water, drainage and electricity are believed to be connected to the property but purchasers are advised to satisfy themselves as to their suitability.

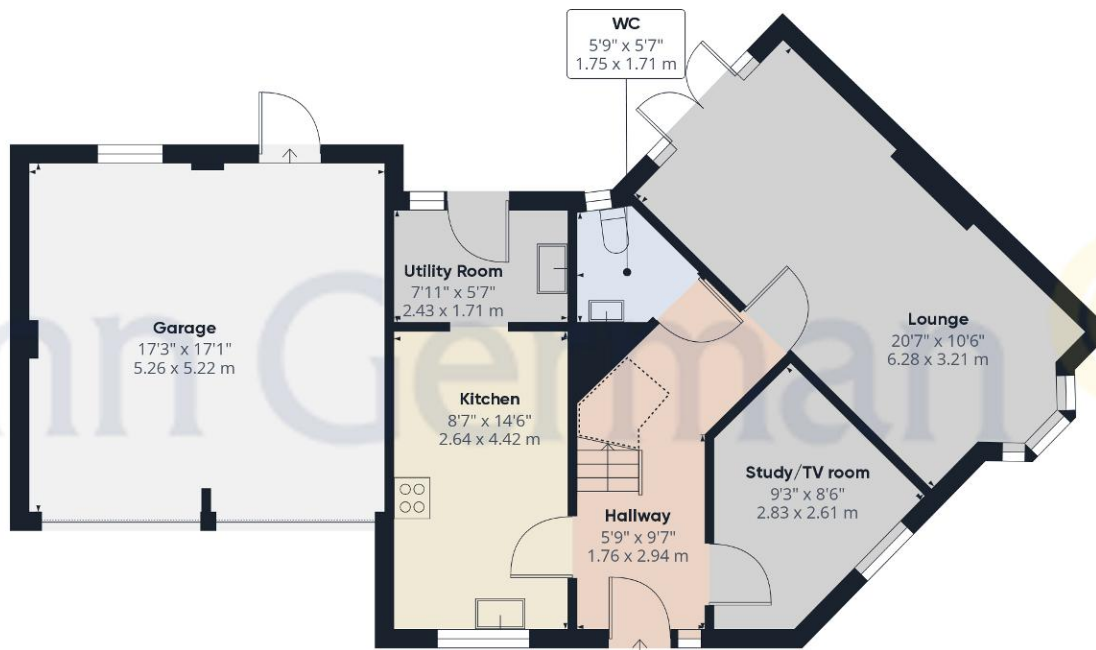
**Useful Websites:** [www.gov.uk/government/organisations/environment-agency](http://www.gov.uk/government/organisations/environment-agency)

**Our Ref:** JGA/22112023

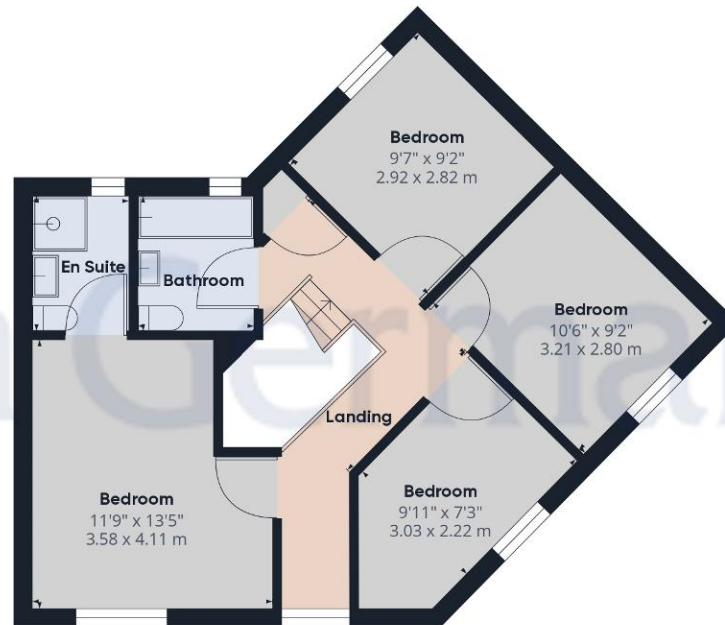
**Local Authority/Tax Band:** South Derbyshire District Council / Tax Band E







Ground Floor



Floor 1

**Approximate total area<sup>(1)</sup>**

1473.77 ft<sup>2</sup>  
136.92 m<sup>2</sup>

**Reduced headroom**

12.74 ft<sup>2</sup>  
1.18 m<sup>2</sup>

Excluding balconies and terraces

 Reduced headroom  
(below 1.5m/4.92ft)

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

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### Agents' Notes

These particulars do not constitute an offer or a contract neither do they form part of an offer or contract. The vendor does not make or give and Messrs. John German nor any person employed has any authority to make or give any representation or warranty, written or oral, in relation to this property. 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 contemplating travelling some distance to view the property. None of the services or appliances to the property have been tested and any prospective purchasers should satisfy themselves as to their adequacy prior to committing themselves to purchase.

### Referral Fees

**Mortgage Services** - We routinely refer all clients to APR Money Limited. It is your decision whether you choose to deal with APR Money Limited. In making that decision, you should know that we receive on average £60 per referral from APR Money Limited.

**Conveyancing Services** - If we refer clients to recommended conveyancers, it is your decision whether you choose to deal with this conveyancer. In making that decision, you should know that we receive on average £150 per referral.

**Survey Services** - If we refer clients to recommended surveyors, it is your decision whether you choose to deal with this surveyor. In making that decision, you should know that we receive up to £90 per referral.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		86 B
69-80	C	74 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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