

Adams Close

Hartshorne, Swadlincote, DE11 7BL



A lovely modern mid terrace in a sought after village location offering an fantastic first time buy or family home with a well appointed kitchen, spacious lounge, three bedrooms, bathroom, gardens, garage and drive.

NO UPWARD CHAIN

£229,950



John German

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.

A path to the front entrance door opens into a good sized hall with stairs to the first floor. The property has the luxury of under floor heating throughout the ground floor.

The well appointed kitchen has a smart range of base and eye level units with contrasting worktops over and tiled splash backs. Integrated appliances comprise an oven, hob, extractor, fridge freezer and dishwasher plus space for a washing machine. There is a tiled floor and front facing window.

Across the hall is a guest's cloakroom with a two piece suite.

The rear facing lounge extends to the full width of the property and has doors opening to the garden.

On the first floor landing are three bedrooms, the front facing master bedroom has built in storage and all are served by the family bathroom with a bath, separate shower cubicle, pedestal wash hand basin and WC.

The rear garden has a paved patio area and lawn beyond. It also houses the oil tank and has a separate rear access.

The property has the benefit of a driveway and single garage with an up and over door.

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

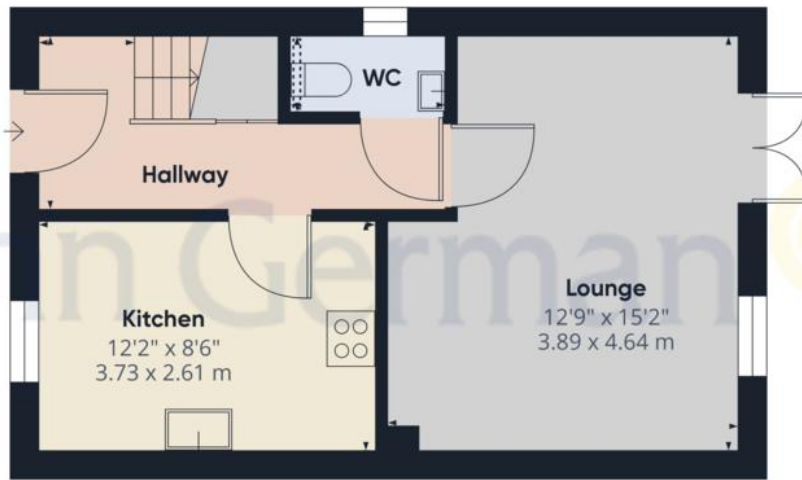
Services: Oil central heating. The property has under floor heating to the ground floor and radiators to the first floor. Mains water, drainage and electricity are believed to be connected to the property but purchasers are advised to satisfy themselves as to their suitability.

Useful Websites:

www.gov.uk/government/organisations/environment-agency

Our Ref: JGA/22112023

Local Authority/Tax Band: South Derbyshire District Council / Tax Band B



Ground Floor



Floor 1

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Approximate total area¹

721.91 ft²
67.07 m²

Reduced headroom

0.83 ft²
0.08 m²

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.

GIRAFFE360





Score	Energy rating	Current	Potential
92+	A		
81-91	B		91 B
69-80	C	77 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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Agents' Notes
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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.
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