

Thompson Close

Swadlincote, DE11 8NB

John 
German





Thompson Close

Swadlincote, DE11 8NB

£330,000

A spacious family home with the benefit of two en suites, multiple living areas, a separate study, generous bedrooms, off road parking and a secure rear garden. This property is ideally located close to local schools, shops and parks.



Well sort after location, known locally as the Ski Slope estate, in brief this is one of the larger 4 bed properties on this estate. As you pull up to the home you will notice the large block paved driveway with parking for multiple cars.

The front door opens into the main hallway where stairs rise to the first floor. On your left is the converted garage that it is currently used as a storage room however could make a fantastic play room, sitting room etc.

Opposite is the well proportioned lounge that has neutral décor and carpets plus a focal point feature fireplace. This flows into the dining room through large double doors – this lovely light and bright room again has neutral décor with double doors that access the garden.

The garden itself is low maintenance with a paved patio, shaped lawn, shed and raised garden beds.

The open plan kitchen/casual dining room features a breakfast bar and dining space – the kitchen itself benefits from both overhead and under counter storage and a range of in built appliances.

Also off the hall is a study with laminate flooring and a guest's cloakroom/WC.

On the first floor there are four double bedrooms, two of which benefit from their own ensuite shower rooms and the master also has built in wardrobes.

Completing the accommodation is the family bathroom that comes complete with a corner bath, WC, wash basin set into a two drawer unit and partial tiling.

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

Property construction: Brick

Parking: Driveway

Electricity supply: Mains

Water supply: Mains

Sewerage: Mains

Heating: Gas

(Purchasers are advised to satisfy themselves as to their suitability).

Broadband type: Fibre

See Ofcom link for speed: <https://checker.ofcom.org.uk/>

Mobile signal/coverage: See Ofcom link <https://checker.ofcom.org.uk/>

Coalfield or mining area: Yes

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

Useful Websites: www.gov.uk/government/organisations/environment-agency

www.southderbyshire.gov.uk

Our Ref: JGA/06022024

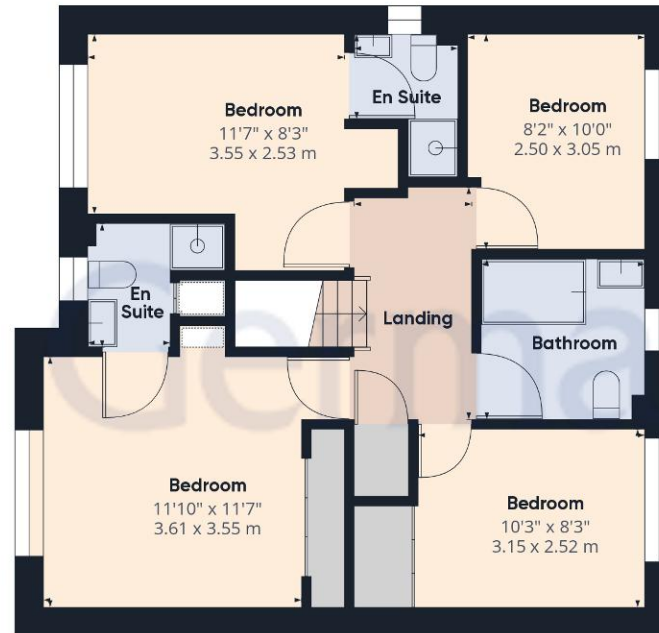
The property information provided by John German Estate Agents Ltd is based on enquiries made of the vendor and from information available in the public domain. If there is any point on which you require further clarification, please contact the office and we will be pleased to check the information for you, particularly if contemplating travelling some distance to view the property. Please note if your enquiry is of a legal or structural nature, we







Ground Floor



Floor 1

Approximate total area^{††}
 1328.85 ft²
 123.45 m²

Excluding balconies and terraces

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



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		82 B
69-80	C	72 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		



John German

129 New Street, Burton-On-Trent, Staffordshire, DE14 3QW

01283 512244

burton@johngerman.co.uk

Ashbourne | Ashby de la Zouch | Barton under Needwood
Burton upon Trent | Derby | East Leake | Lichfield
Loughborough | Stafford | Uttoxeter

JohnGerman.co.uk Sales and Lettings Agent



