

Wilmot Road
Swadlincote, DE11 9BH

John German






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£295,000

A two-story brick house with a conservatory, set in a garden with a lawn and a path. The house is made of red brick and has a white conservatory with a glass roof. There are several windows and a door visible. The garden has a green lawn, a concrete path, and some plants, including a large bush of white roses on the left. The sky is blue with some clouds.

Offered with no upward chain is this superb non estate family home with fabulous views to the rear standing on a lovely plot with highlights including a lounge/diner, superb conservatory, kitchen & large utility room, three bedrooms, family bathroom, generous drive, garage plus a second drive to the rear.

Set in a popular residential location handy for Swadlincote town centre together with a wide range of amenities, supermarkets, shops and eateries together with schools for all ages closeby is this impressive home that has been recently redecorated throughout. It is offered to the market with no upward chain.

Set behind an expansive front garden with shaped lawns and well established borders flanked by a block paved and tarmacadam drive providing ample parking giving access to the garage which has an up and over door and also houses the gas combi boiler.

The front door opens into a glazed porch with spotlights and a door to the spacious reception hall having stairs to the first floor with a useful under stairs cupboard.

The spacious lounge/dining room enjoys plenty of natural light and has a log burner providing the focal point. A window overlooks the front and wide French doors open into a superb conservatory with a glazed roof and French doors out to the paved terrace, enjoying fabulous views over the rear garden and beyond.

Across the hall is a smart fitted kitchen equipped with a range of base and eye level units with work surfaces over, sink and drainer unit and space for a range style cooker. A door leads into a large utility room having base and eye level units, space for appliances, window to the rear plus a side door.

Completing the ground floor is a guest's cloakroom having a WC and wash hand basin set in a vanity unit with useful cupboard under and a double glazed window.

On the first floor there are three good sized bedrooms, two of which enjoy fantastic views over rooftops to the horizon beyond. The smart shower room has a double shower cubicle, close coupled WC, vanity wash hand basin with useful storage cupboard plus a heated towel rail/radiator and window to front.

The well established rear garden has a paved terrace, shaped lawns, summerhouse and a log store.

A shared private driveway leads to an additional parking space at the rear.

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

Property construction: Brick **Parking:** Drive **Electricity supply:** Mains

Water supply: Mains **Sewerage:** Mains **Heating:** Gas

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

Broadband type: None connected

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

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

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

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

Our Ref: JGA/11062024

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Ground Floor



Floor 1

Approximate total area⁽¹⁾

1197.84 ft²

111.28 m²

Reduced headroom

2.54 ft²

0.24 m²

(1) 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

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C	71 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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