

Coronation Street

Swadlincote, DE11 0QB

John German



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Offers over £290,000

Nestled within a desirable and well-connected location, this impressive four-bedroom detached family home offers a wonderful blend of spacious living, modern comfort, and elegant design. Boasting approximately 1,366 sq ft (126.9 m²) of accommodation, this property has been thoughtfully designed to cater to the needs of a growing family while also providing inviting spaces for entertaining guests and relaxing in comfort.

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Upon entering the property, you are welcomed by a bright and airy entrance hallway which immediately sets the tone for the generous proportions found throughout the home. The hallway benefits from handy understairs storage - ideal for keeping everyday essentials tucked away, and also provides access to a convenient downstairs WC. To the left of the hallway, you will find a generously sized living room, a cosy and welcoming space perfect for relaxing with family or hosting guests. The room centres around a charming feature fireplace, adding warmth and character, and is enhanced by a large internal window looking through to the adjoining sunroom, allowing borrowed light to flow in and giving the room a tranquil, snug feel.

To the right-hand side of the property lies the showpiece open-plan kitchen diner, which stretches the full length of the house and has been carefully designed with both style and functionality in mind. This impressive space is fitted with a range of modern wall and base units offering ample storage, alongside an integrated fridge freezer, eye-level oven, induction hob with extractor fan, and generous countertop space ideal for cooking and meal preparation. There is also space and plumbing for a dishwasher, as well as room to accommodate an American-style fridge freezer if desired. A breakfast bar provides an informal dining spot or social hub, while the remaining space easily accommodates a family-sized dining table, making it ideal for both everyday living and entertaining. A discreet internal door also allows for a circular flow through the downstairs accommodation, enhancing the sense of space and connectivity. At the rear of the property, accessed from the kitchen diner, is a fantastically proportioned sunroom which enjoys an abundance of natural light and provides a versatile additional living area. This inviting space is perfect for use as a family sitting room, playroom, or garden room, offering year-round enjoyment and beautiful views over the rear garden.

Stairs from the hallway lead up to a spacious and well-lit landing, which gives access to four generously sized double bedrooms. The master bedroom is particularly impressive, benefiting from extensive fitted floor-to-ceiling wardrobes that provide exceptional storage, as well as a stylish en-suite shower room complete with a shower cubicle, hand wash basin and WC. The remaining three bedrooms are all well-proportioned doubles, offering flexibility for use as guest rooms, children's bedrooms, or even a home office if desired. A contemporary family bathroom serves these rooms, fitted with a panelled bath with shower over, hand wash basin and WC.

To the rear of the property lies a well-maintained and enclosed garden which has been thoughtfully landscaped to provide both practicality and visual appeal. A generous patio area directly adjoining the house offers the perfect space for outdoor dining and entertaining, while the lawn and slate section provide a safe and versatile space for children to play or for gardening enthusiasts to enjoy. To the front, the property benefits from its own driveway providing ample off-road parking as well as an integral garage, offering further parking or useful storage space.

Situated in the thriving town of Swadlincote, this home enjoys an ideal position close to a wide range of local amenities while benefiting from a peaceful residential setting. Swadlincote offers an excellent choice of shops, supermarkets, cafés, restaurants and leisure facilities, all within easy reach, as well as a selection of highly regarded primary and secondary schools, making it a popular choice for families. For those who enjoy the outdoors, the area is surrounded by picturesque countryside, parks and nature trails, offering plenty of opportunities for walking, cycling and recreation. The town is also well connected for commuters, with convenient road links to Burton upon Trent, Derby, Leicester and the wider East Midlands region, as well as easy access to the M1 and A38.

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

Please note: It is quite common for some properties to have a Ring doorbell and internal recording devices.

Property construction: Standard. **Parking:** Drive

Electricity supply: Mains & solar panels. **Water supply:** Mains. **Sewerage:** Mains. **Heating:** Gas (Purchasers are advised to satisfy themselves as to their suitability).

Broadband type: 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 D

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

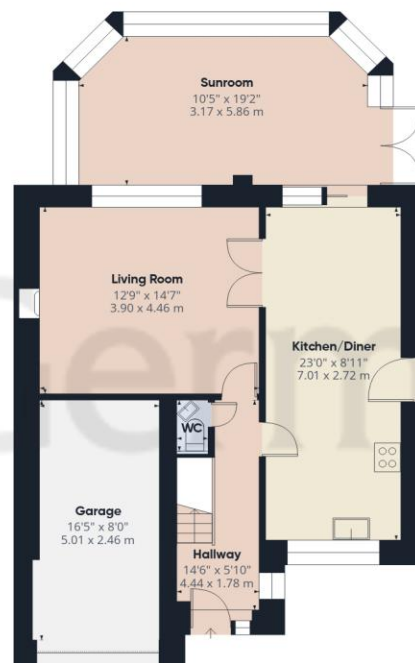
Our Ref: JGA/15092025

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 advise you to seek advice from a qualified professional in their relevant field.

We are required by law to comply fully with The Money Laundering Regulations 2017 and as such need to complete AML ID verification and proof / source of funds checks on all buyers and, where relevant, cash donors once an offer is accepted on a property. We use the Checkboard app to complete the necessary checks, this is not a credit check and therefore will have no effect on your credit history. With effect from 1st March 2025 a non-refundable compliance fee of £30.00 inc. VAT per buyer / donor will be required to be paid in advance when an offer is agreed and prior to a sales memorandum being issued.





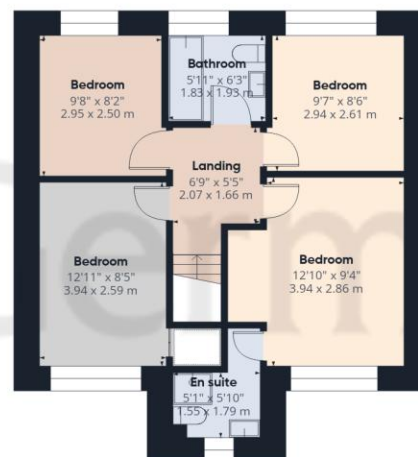


Ground Floor

Approximate total area⁽¹⁾

1366 ft²

126.9 m²



Floor 1

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration 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	82 B	83 B
69-80	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
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