

Burton Road

Midway, Swadlincote, DE11 0DP

John German



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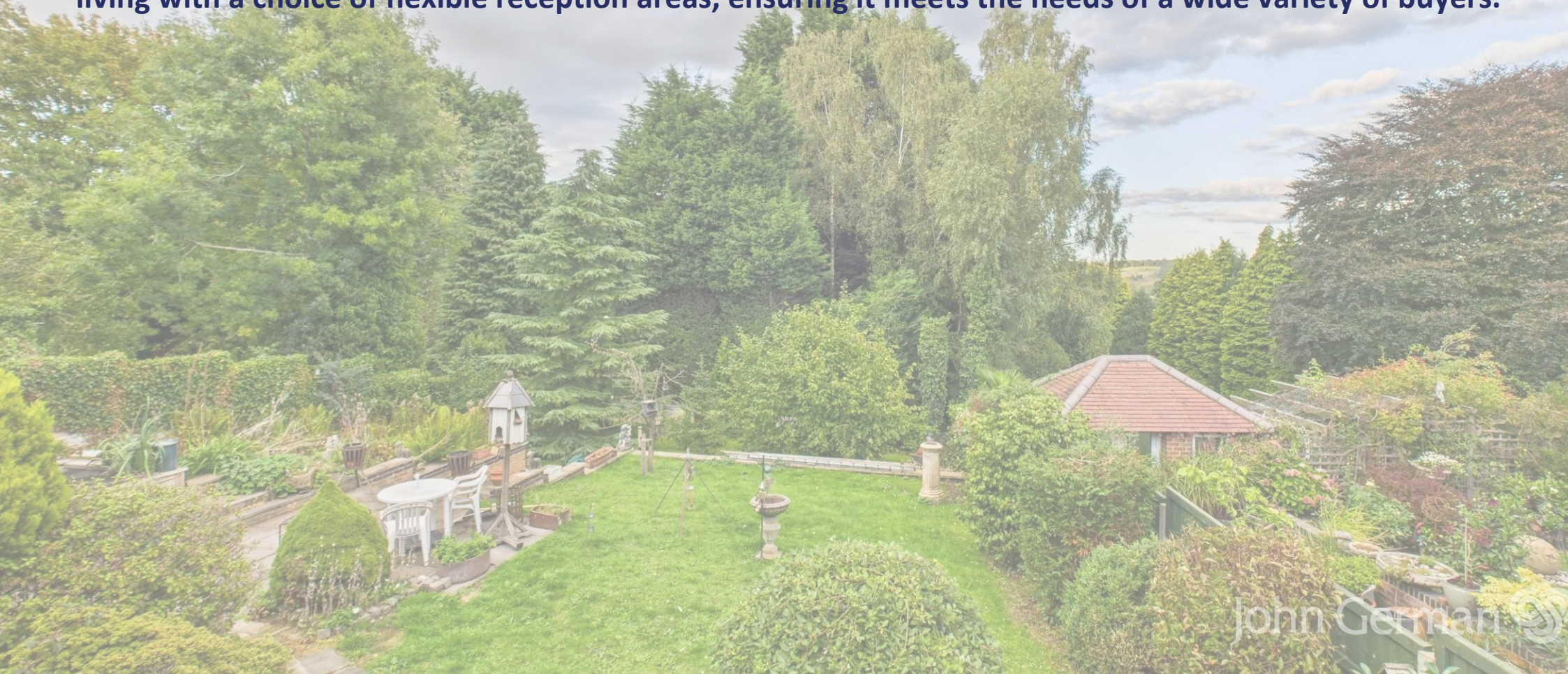


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Midway, Swadlincote, DE11 0DP

£400,000

This substantial three-bedroom detached bungalow offers spacious and versatile accommodation across a thoughtfully designed layout, complete with a useful cellar for additional storage or hobby space. Extending to approximately 1,968 sq. ft., the property combines the practicality of single-level living with a choice of flexible reception areas, ensuring it meets the needs of a wide variety of buyers.



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From the entrance hallway, the home immediately opens into generous living spaces, including a dual-purpose living room diner which provides a superb area for both relaxation and entertaining. A further living room enjoys a striking brick-built open fireplace, creating a wonderful focal point and a cosy atmosphere. A light-filled sunroom and a well-proportioned kitchen add further versatility, while the adaptable bedroom/dining room gives buyers the opportunity to configure the space to suit their lifestyle, whether as a third double bedroom, formal dining room, or study. There are two further double bedrooms, with the principal bedroom benefitting from excellent proportions. These are served by a family bathroom, a separate wet room, and a convenient additional WC, ensuring comfort and practicality throughout.

A real asset to this property is the cellar, accessed separately, which offers two large rooms and endless potential - whether for storage or a workshop.

Externally, the property continues to impress. To the front, a large driveway provides ample off-road parking, with steps leading down from the upper parking area to a pleasant front garden featuring a lawn and patio. Gated side access is available on both sides of the property. The rear garden is the true highlight, being of excellent size and designed to offer a variety of spaces. There is a large pond, patio areas, lawns, and an abundance of mature shrubs and planting. Steps lead down from the property itself, where a terrace extends from the main living areas and takes full advantage of the outstanding open aspect. With uninterrupted field views, every rear-facing room enjoys a picturesque outlook across the garden and beyond.

Location

The property is ideally situated on Burton Road in Midway, Swadlincote, a popular residential area that offers the best of both convenience and countryside living. Local amenities including shops, cafés, schools, and health services are all within easy reach, while Swadlincote town centre provides a wider range of facilities, leisure opportunities, and supermarkets. Excellent transport links connect the area to Burton upon Trent, Ashby-de-la-Zouch, and Derby, making it well placed for commuters. For outdoor enthusiasts, there are numerous nearby parks, walking trails, and open green spaces, ensuring a balanced lifestyle with plenty of opportunities to enjoy the surrounding countryside.

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

Water supply: Mains

Sewerage: Mains

Heating: Mains 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 E

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

Our Ref: JGA/30092025

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.







Floor -1



Ground Floor

Approximate total area⁽¹⁾

1968 ft²

182.9 m²

(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		
69-80	C		80 C
55-68	D	65 D	
39-54	E		
21-38	F		
1-20	G		



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