



# HOPKINS & DAINTY

ESTATE AGENTS



## Field View, Woodville, Swadlincote, DE11 7AL

**£305,000**

**\*\*OPEN 7 DAYS\*\*** HOPKINS & DAINTY of TICKNALL are delighted to offer for sale this delightfully presented and spacious family home, set well back from the road on a quiet cul de sac within easy reach of the towns amenities and close to communication links. The double fronted property provides four good sized bedrooms and ready to move into accommodation which has to offer: Entrance hall, downstairs W.C., open plan kitchen/dining room, utility room leading to a useful understairs storage cupboard and the lounge with double opening doors leading out onto the rear garden. To the first floor there are four bedrooms, bedroom one with en-suite shower room built in wardrobes and a family bathroom with a four piece suite. Outside there is a detached garage with power and light, driveway and off road parking to the front and a good sized rear garden. Viewing comes highly recommended. If you would like to see this home for yourself, feel free to let us know when you are available, by e-mail or phone. We are open 7 days a week.



### Entrance hall



With tiled flooring, radiator, door to:

### Downstairs W.C



With W.C., pedestal wash hand basin with tiled splashback, radiator.

### Lounge 21'6" x 10'9" (6.57 x 3.30)



With laminate flooring, window to the front elevation, double opening French doors leading out onto the rear garden, fireplace with inset gas fire.

### Open plan kitchen/dining room 14'3" max x 21'7" max (4.36 max x 6.59 max)



Fitted with a range of matching wall and base units, working surfaces with tiling to the splashbacks, inset enamel sink unit and drainer, fitted electric oven with hob and extractor hood over, integrated dishwasher, appliance space for American style fridge/freezer, laminate flooring, two radiators, window to the front elevation, walk in bay window to the rear with double opening French doors leading out onto the rear garden, door to:

### Utility room



With fitted working surface with inset stainless steel sink unit and drainer, wall mounted gas central heating combi boiler, fitted base cupboard, appliance space for washing machine, tiled flooring, radiator, door to understairs storage cupboard, door to the rear leading out onto the rear garden.

### The first floor

With access to the loft, built in cupboard housing the hot water cylinder.



**Bedroom One 11'3" x 12'11" (3.44 x 3.94)**



With laminate flooring, built in wardrobe, window to the front elevation, radiator, door to:

**Bedroom Three 7'7" x 8'0" (2.32 x 2.44)**



With laminate flooring, radiator, window to the rear elevation.

**En-suite shower room**



Fitted with shower cubicle, pedestal wash hand basin, W.C., heated towel rail, window to the side elevation, tiled walls and flooring, electric toothbrush charging point.

**Bedroom Four 9'3" x 6'2" (2.84 x 1.89)**



With built in cupboard, laminate flooring, radiator, window to the front elevation.

**Bedroom Two 13'2" x 8'0" (4.02 x 2.46)**



With window to the front elevation, built in wardrobe, laminate flooring, radiator.

**Family bathroom**



Fitted with a white four piece suite comprising: shower cubicle, panelled bath, pedestal wash hand basin, W.C.,

partially tiled walls, wall mounted electric toothbrush charging point, radiator, window to the rear elevation.

### Outside



The property has a block paved frontage providing off road parking. Behind and to the side is a detached single garage with driveway in front for parking. Gated side access leads to the rear garden which has a large timber decking patio area, lawn and borders, outside tap, multiple outdoor electrical sockets and ample lighting.

### Important Information

These sales details are produced in good faith with the approval of the vendors and are given as a guide only. If there is any point which is of specific importance to you, please check with us first, particularly if travelling some distance to view the property. Please note that we have not tested any of the appliances or systems at this property and cannot verify them to be in working order. Unless otherwise stated fitted items are excluded from the sale, such as carpets, curtains, light fittings and sheds. These sales details, the descriptions and the measurements therein do not form part of any contract and whilst every effort is made to ensure accuracy this cannot be guaranteed. Nothing in these details shall be deemed to be a statement that the property is in good structural condition or otherwise. Purchasers should satisfy themselves on such matters prior to purchase. Any areas, measurements or distances are given as a guide only. Photographs are taken with a wide angle digital camera. Nothing herein contained shall be a warranty or condition and neither the vendor or ourselves will be liable to the purchaser in respect of any mis-statement or misrepresentation made at or before the date hereof by

the vendor, agents or otherwise. Any floor plan included is intended as a guide layout only. Dimensions are approximate. Do Not Scale.

### Garage 16'6" x 8'5" (5.04 x 2.57)



The garage has up and over door, power and lighting with side service door leading into the rear garden.



# Floor Plan

## Ground Floor

Approx. 58.9 sq. metres (633.9 sq. feet)



## First Floor

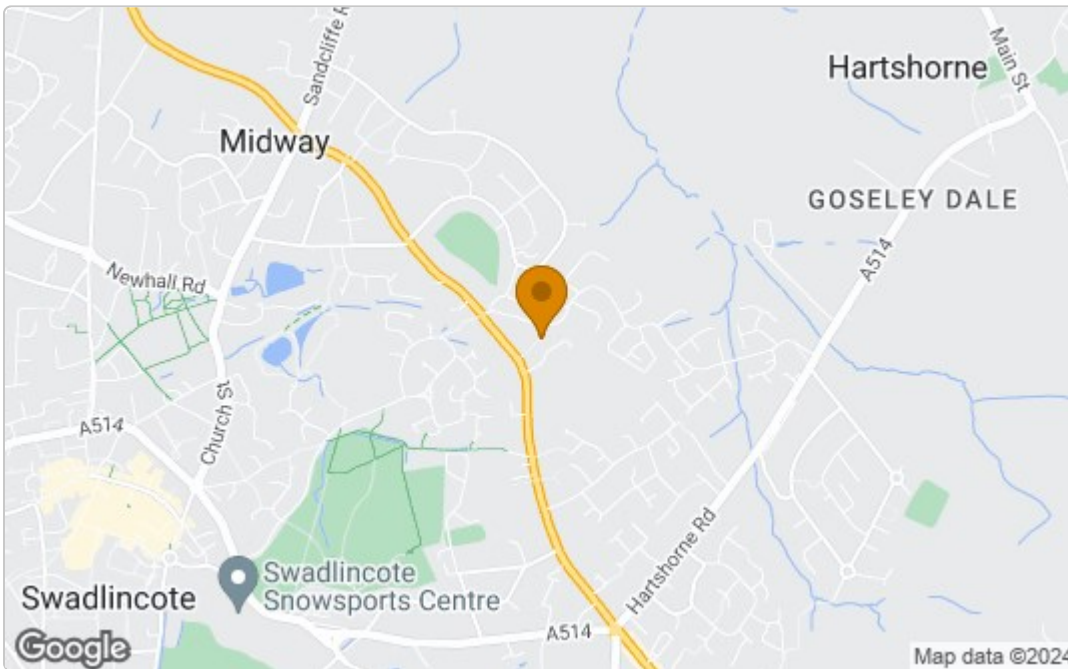
Approx. 58.1 sq. metres (625.5 sq. feet)



Total area: approx. 117.0 sq. metres (1259.4 sq. feet)

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Plan produced using PlanUp.

## Area Map



## Energy Efficiency Graph

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		85
(69-80) <b>C</b>	74	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
EU Directive 2002/91/EC		
Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
EU Directive 2002/91/EC		

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.