



HOPKINS & DAINTY

ESTATE AGENTS



Cranfield Avenue, Swadlincote, DE11 9TE

£240,000

OPEN 7 DAYS A WEEK - HOPKINS & DAINTY of TICKNALL offer to the market this very well presented and spacious family home. Set on this popular residential estate, in a small tucked away cul-de-sac. Convenient for access into Swadlincote and the nearby A444. The living accommodation comprises: entrance hall, guest WC, fitted kitchen with a built in double electric oven and 6 ring gas hob; and a large rear lounge/dining room with French doors opening on to the garden. On the the first floor, the landing provides access to two double bedrooms and the family bathroom. On the second floor is the master bedroom which has fitted wardrobes and an en-suite shower room. The property has gas central heating and double glazing. There is a single garage (located under the adjacent coach house) and a pleasant rear garden with a patio seating area. If you would like to see this home for yourself, feel free to let us know when you are available. We are open 7 days a week.

Hallway

Accessed via a double glazed entrance door. With a radiator and stairs rising to the first floor with a cupboard under. Doors leading off.

Kitchen 10'11" x 9'2" (3.33 x 2.81)



Fitted range of base and wall units with a built in double electric oven, 6 ring gas hob and hood. There is also plumbing for a dishwasher and washing machine, along with space for a fridge/freezer. Boiler cupboard housing the wall mounted gas boiler. Radiator and a double glazed front bay window.

Lounge/Diner 17'2"x 15'5" (5.25x 4.72)



Generous rear lounge/dining room spanning the full width of the property. With French doors and a double glazed window opening onto the rear garden and two radiators.

Guest WC



Comprising WC and wash hand basin, with a radiator and extractor vent.

First Floor Landing



With doors leading off.

Bedroom 2 15'5" x 11'6">8'8" (4.72 x 3.52>2.65)



Rear double bedroom with fitted floor to ceiling wardrobes, a built in airing cupboard with the hot water cylinder. Two radiators and two double glazed rear windows.

Bedroom 3 10'5" x 8'7" (3.20 x 2.62)



Third double bedroom with a radiator and double glazed front window.

Bathroom 8'7" x 6'5" max. (2.63 x 1.97 max.)



Three piece suite comprising bath with a shower attachment and tiled splashbacks; wash hand basin and WC. Radiator and an extractor vent.

Front Landing

With stairs rising to the second floor and a double glazed front window.

Master Bedroom 12'2" x 12'0" (3.71 x 3.68)



Large master bedroom occupying the top floor of the property. With a range of built in wardrobes, double glazed front window, part sloping ceiling with access to the loft space, two radiators and a further double glazed side window. Door to:

En-Suite 7'6" x 5'1" max. (2.29 x 1.57 max.)



Three piece suite comprising shower, wash hand basin and WC. With tiled splashbacks, a radiator, part sloping ceiling, extractor vent and a double glazed rear Velux window.

Garage 17'6" x 9'6" max. (5.35 x 2.90 max.)



With double doors, electric light and power connected.

Rear Garden



Pleasant enclosed rear garden, which is low maintenance in design. With an attractive patio seating area and artificial lawn garden. Fencing to the boundary.

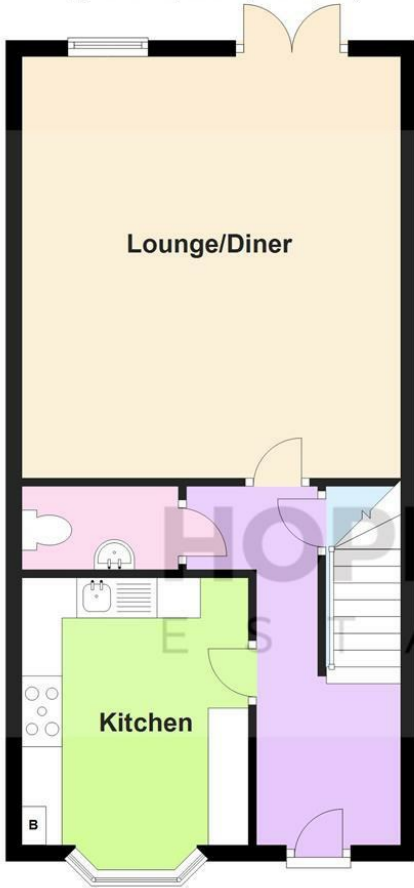
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Floor Plan

Ground Floor

Approx. 46.5 sq. metres (500.5 sq. feet)



First Floor

Approx. 38.2 sq. metres (410.8 sq. feet)



Second Floor

Approx. 22.2 sq. metres (239.1 sq. feet)



Total area: approx. 106.9 sq. metres (1150.4 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) A		88
(81-91) B		78	
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	
Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions	(92 plus) A		
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

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