



HOPKINS & DAINTY

ESTATE AGENTS



Ashfield Drive, Swadlincote, DE12 6HQ

£270,000

****OPEN 7 DAYS**** HOPKINS & DAINTY of TICKNALL are delighted to offer for sale WITH NO UPWARD CHAIN this EXTENDED and immaculately kept three bedroom detached property, with a most generous frontage and side driveway, ideal for caravan/motorhome parking. Benefitting from gas central heating and double glazing the accommodation has to offer: Entrance hall, lounge with newly fitted fireplace, kitchen, dining room, utility and downstairs W.C. To the first floor there are three bedrooms and a shower room. Outside the property has a neat and enclosed rear garden, a large frontage together with a driveway leading to the single detached garage. The property also benefitted from a brand new roof in 2022. 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.

Entrance hall

With stairs off to the first floor, radiator, door to:

Lounge 14'9" max x 14'6" max (4.52 max x 4.42 max)



With windows to the front and side, feature fireplace with inset gas fire, radiator, understairs storage cupboard.

Kitchen 14'9" x 7'9" (4.51 x 2.38)



Fitted with a range of matching high gloss wall and base cupboards, working surfaces with matching upstands and part tiled splashbacks, inset one and a half bowl stainless steel sink unit and drainer, fitted electric oven with a gas hob and extractor hood over, appliance space for fridge and freezer, door to the side, ceramic tiled flooring, opening to:

Dining room 10'0" x 8'3" (3.05 x 2.53)



With radiator, sliding patio doors to the rear leading out onto the rear garden.

Utility room 5'5" x 4'5" (1.66 x 1.37)



With fitted working surface with appliance space under for washing machine and tumble dryer, partially tiled walls, fitted wall unit, window to the side, ceramic tiled flooring, folding door to:

Downstairs W.C



With W.C., wall mounted wash hand basin, partially tiled walls, ceramic tiled flooring, window to the side.

The first floor



Bedroom One 11'5" max x 8'7" max (3.49 max x 2.63 max)



With window to the front, radiator.

Bedroom Two 11'3" max x 9'2" (3.44 max x 2.81)



With radiator, window to the rear, a range of fitted bedroom furniture.

Bedroom Three 8'5" max x 5'2" to fitted wardrobe (2.58 max x 1.59 to fitted wardrobe)

With radiator, window to the front, fitted double wardrobe, fitted cupboard over stairs bulkhead.

Shower room



With fitted vanity unit with inset wash hand basin and W.C with concealed cistern, double length shower cubicle, tiled walls, heated towel rail, window to the rear,

Outside



The property sits with a generous block paved frontage providing ample off road parking, this continues to the side

of the house providing yet more parking and access to the single detached garage which has power, light and up and over door. A fitted gate leads to the rear garden which has lawn and patio.

Draft Sales Details

These sales details have been submitted to our clients and are awaiting approval by them - they are distributed on this basis and are subject to change.

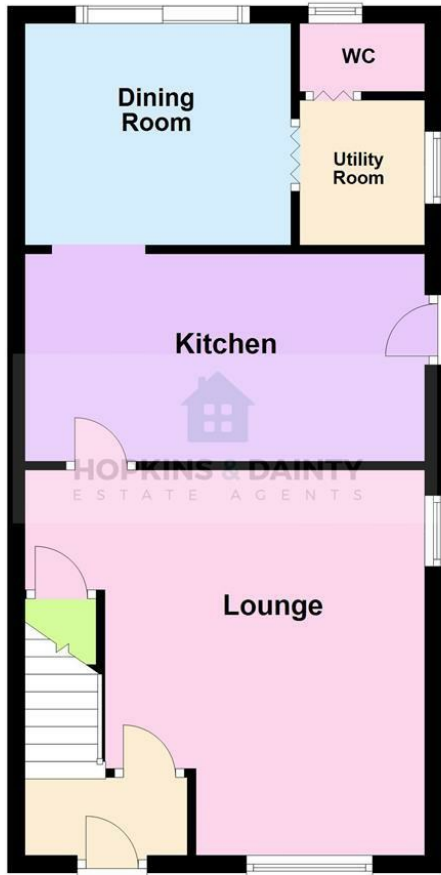
Important Information

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.

Floor Plan

Ground Floor

Approx. 43.7 sq. metres (470.5 sq. feet)



First Floor

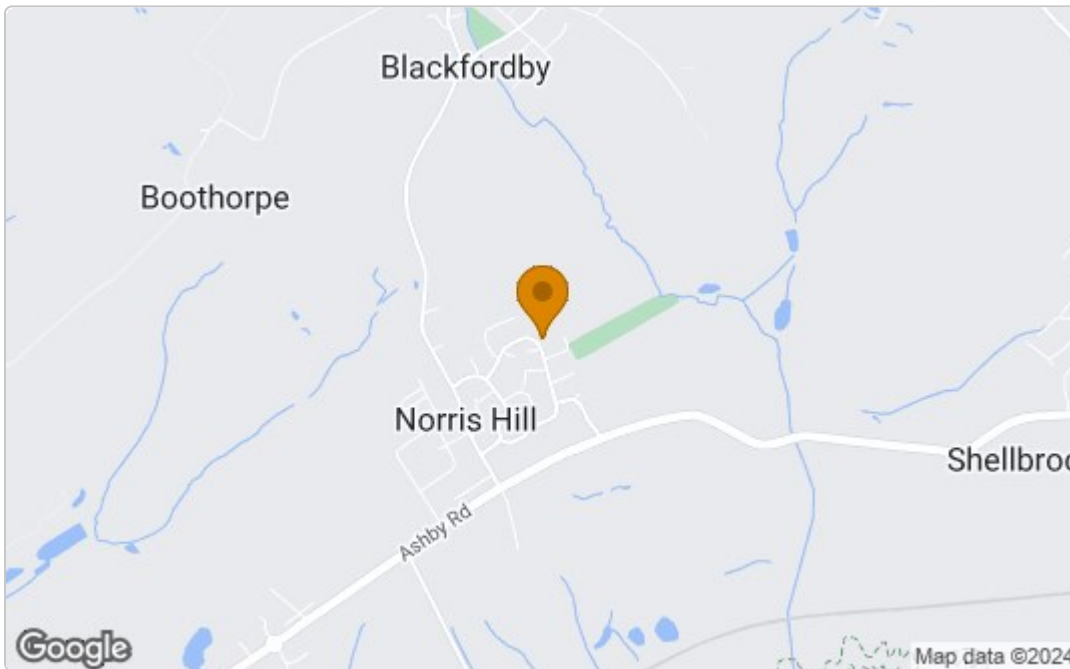
Approx. 31.4 sq. metres (338.2 sq. feet)



Total area: approx. 75.1 sq. metres (808.8 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		
(81-91) B		83
(69-80) C	68	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales <small>EU Directive 2002/91/EC</small>		
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 <small>EU Directive 2002/91/EC</small>		

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.