



HOPKINS & DAINTY

ESTATE AGENTS



Greenside Close, Swadlincote, DE12 7PR

£285,000

OPEN 7 DAYS A WEEK - HOPKINS & DAINTY of TICKNALL welcome you to Greenside Close in the lovely village of Donisthorpe. An EXTENDED semi-detached house with NO UPWARD CHAIN. This delightful property boasts two reception rooms and a large kitchen/breakfast room that is perfect for entertaining guests or simply unwinding after a long day. There is also a Utility room/Shower room on the ground floor. Upstairs there are two double bedrooms, a single third bedroom and the main family bathroom with a four piece suite. The property has gas central heating and double glazing and is situated in a residential cul-de-sac with driveway parking and a good size garage. 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.

Porch



Accessed via a double glazed entrance door with a matching side panel. Having tiled flooring and a wooden door with a side panel opening to:

Hallway



With stairs rising to the first floor, a radiator, coving to the ceiling and doors leading off.

Lounge 12'7" x 11'10" (3.86 x 3.61)



With a large double glazed leaded light, front window

providing ample natural lighting. An ornamental fireplace, decorative coving to the ceiling and a radiator.

Dining Room 18'11" x 12'2" > 10'2" (5.79 x 3.72 > 3.10)



Spacious dining room with a feature fireplace housing a log burning stove. Radiator, coving to the ceiling, an under stairs storage cupboard with shelving; access to the conservatory and kitchen.

Kitchen/Breakfast Room 18'6" x 15'7" > 11'10" (5.65 x 4.76 > 3.61)



The focal point of this lovely home has to be the extended kitchen breakfast room, ideal for families and entertaining. Fitted with a contemporary range of base and wall units with granite worktops and an inset double sink and mixer tap. There is a matching central island with storage cupboards and a breakfast bar as well as further glazed display cabinets and storage cupboards. Completing the kitchen is an integrated double electric oven, microwave, five ring gas hob and a hood; along with an integrated dishwasher. Wooden flooring, a radiator, a wall mounted TV, coving to the ceiling with spotlights, a double glazed

rear window, sliding patio doors opening onto the garden and a side access door.

Utility/Shower Room 8'9" x 8'1">4'10" (2.67 x 2.48>1.48)



With a fitted corner shower, vanity wash hand basin and WC. Plumbing and housing for a washing machine and tumble dryer (which are included in the sale, but have not been tested). Tiled splashbacks and flooring, fitted storage cupboards and a worktop. Coving to the ceiling, an extractor vent, ceiling spotlights, a heated towel rail and a double glazed side window.

Conservatory 11'6" x 8'4" (3.51 x 2.55)



With tiled flooring, a radiator and double glazed windows and French doors opening onto the rear garden.

First Floor Landing



With a double glazed side window, coving to the ceiling, access to the loft space and doors leading off.

Bedroom 1 12'2" x 10'7" (3.72 x 3.25)



Front double bedroom with a leaded light double glazed window, radiator and coving to the ceiling.

Bedroom 2 10'9" x 10'7" (3.28 x 3.25)



Rear double bedroom with a radiator, coving to the ceiling and a double glazed window.

Bedroom 3 8'10" x 8'0" includes cupboard (2.70 x 2.45 includes cupboard)



Single third bedroom with an over stairs storage cupboard and plinth, radiator and a leaded light double glazed front window.

Bathroom 8'0" x 6'3" x 7'11" (2.46 x 1.91 x 2.43)



Fitted with a four piece suite comprising bath, wash hand basin, WC and bidet. Tiled splashbacks and flooring, a heated towel rail, ceiling spotlights, fitted storage cupboard with a radiator and shelving and a double glazed rear window.

Front Garden/Driveway

To the front of the property there is a block paved driveway providing off road parking and access to the garage. A lawn garden and a gated side path leading to the rear garden.

Garage 15'3" x 10'9" (4.65 x 3.30)

The garage has an up and over door, electric light and power connected, storage cupboards, a garden tap, the wall mounted gas boiler and a double glazed side access door.

Rear Garden

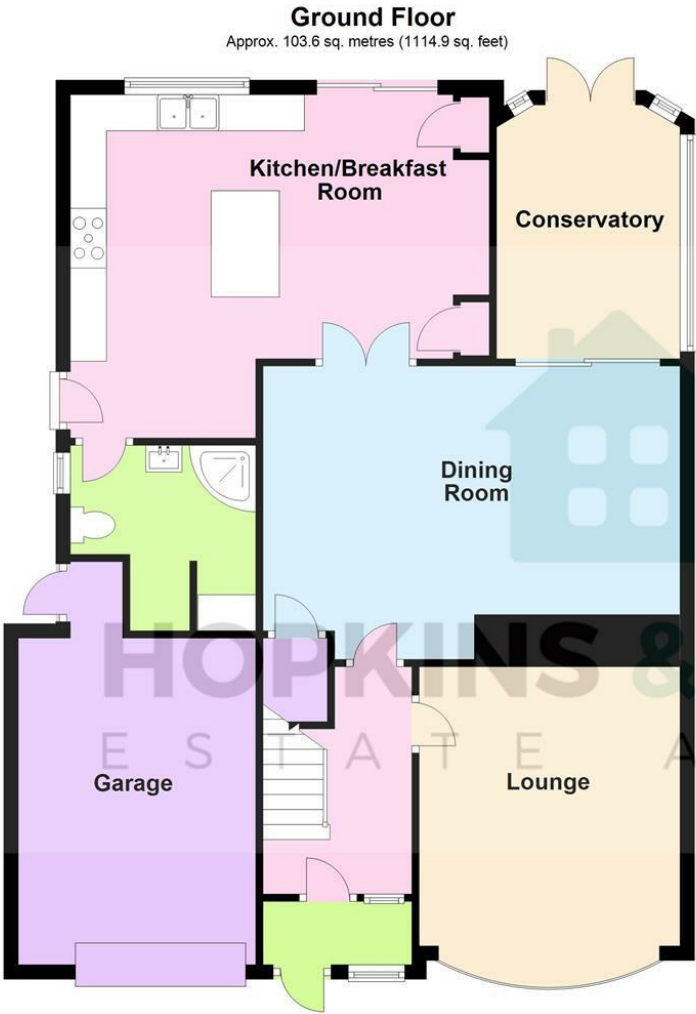


Generous enclosed lawn garden with a block paved patio seating area and fencing to the boundary.

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



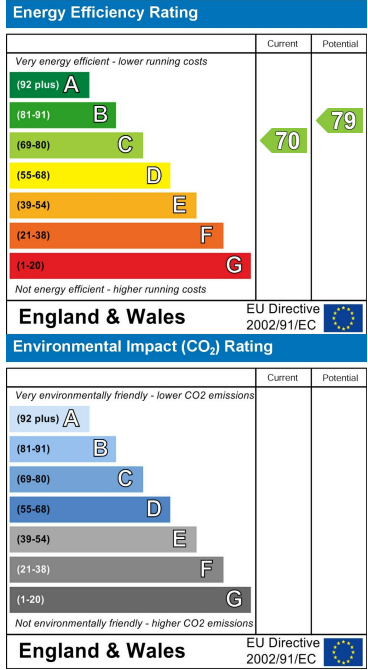
Total area: approx. 144.7 sq. metres (1557.7 sq. feet)

Copyright of HOPKINS AND DAINTY ESTATE AGENTS.
Plan produced using PlanUp.

Area Map



Energy Efficiency Graph



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 firms employment has the authority to make or give any representation or warranty in respect of the property.