



# HOPKINS & DAINTY

ESTATE AGENTS



## Sage Drive, Swadlincote, DE11 7JX

**£250,000**

OPEN 7 DAYS A WEEK - HOPKINS & DAINTY of TICKNALL bring to the market this three bedroom detached home, set on this popular residential estate. In a convenient location for access into Swadlincote town centre and the nearby A511 which provides onward travel into Burton and the A38 or Ashby-De-La-Zouch and the A42.

The accommodation comprises: entrance hallway with a guest WC. Bay fronted lounge with a feature fireplace, a separate dining room and fitted kitchen. On the first floor the landing provides access to all three bedrooms and the bathroom. The master bedroom has built in wardrobes and an En-suite shower room. The second bedroom is also a double, with built-in wardrobes and the third is a single bedroom. The main bathroom has a three piece suite including an over bath shower.

The property has gas central heating and double glazing, side driveway parking leading to the brick garage and low maintenance front and enclosed rear gardens.

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 Hallway



Accessed via a double glazed entrance door. With a radiator, stairs rising to the first floor and doors leading off.

### Lounge 15'3" (into bay) x 11'1" (4.66 (into bay) x 3.40)



With a feature fireplace housing a coal effect gas fire; leaded light double glazed bay window, two radiators, coving to the ceiling and glazed double doors opening to:

### Dining Room 10'3" x 8'5" (3.14 x 2.58)



Currently used as a home office, with a radiator, coving to

the ceiling and double glazed sliding patio doors opening onto the rear garden.

### Kitchen 11'9">7'8" x 9'3">5'8" (3.60>2.34 x 2.82>1.75)



Fitted range of base and wall units with worktops and an inset one and a quarter sink and drainer with a mixer tap and tiled splashbacks. There is a built in electric oven, gas hob and hood; along with plumbing for a dishwasher and washing machine. Space for a fridge/freezer; wall mounted gas boiler, radiator and a useful under stairs storage cupboard. Double glazed rear window and side access door.

### Guest WC



Two piece suite comprising WC and wash hand basin. With a radiator and leaded light double glazed front window.

### First Floor Landing



With a decorative balustrade, built in over stairs airing cupboard housing the hot water cylinder; a radiator, access to the loft space and a double glazed side window. Doors leading off.

### Master Bedroom 13'0" (into bay) x 9'4" (+wardrobes) (3.97 (into bay) x 2.86 (+wardrobes))



Front master bedroom with a leaded light double glazed window, radiator, built in floor to ceiling wardrobes and a door to:

### En-Suite Shower Room 7'6" x 3'4" (2.29 x 1.02)



With a three piece suite comprising shower, wash hand basin and WC. Tiled splashbacks and flooring, a radiator, ceiling spotlights, an extractor vent and double glazed side window.

### Bedroom 2 11'4" x 9'8" (+wardrobes) (3.47 x 2.97 (+wardrobes))



Rear double bedroom with a built in wardrobe, radiator and double glazed window.

### Bedroom 3 7'9" x 6'10" (2.38 x 2.09)



Single third bedroom with a radiator and double glazed rear window.

### Bathroom 6'9" x 5'6" (2.07 x 1.70)



Three piece suite comprising bath with a shower over and



screen; wash hand basin and WC. Tiled splashbacks, a radiator, extractor vent and a leaded light double glazed front window.

### Front Garden/Side Driveway

To the front of the property there is a low maintenance garden with an artificial grass lawn. Access to the entrance door and side driveway parking which leads to the garage and provides gated access to the rear garden.

### Garage 17'6" x 8'0" max. (5.35 x 2.45 max.)

With an up and over door, electric light and power connected and roof storage space.

### Rear Garden



To the rear of the property there is an enclosed tiered garden which is low maintenance in design. With patio seating areas, an artificial grass lawn, outside tap, lighting, a useful garden shed and fencing to the boundary.

### 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.

**Ground Floor**

Approx. 41.0 sq. metres (441.1 sq. feet)



**First Floor**

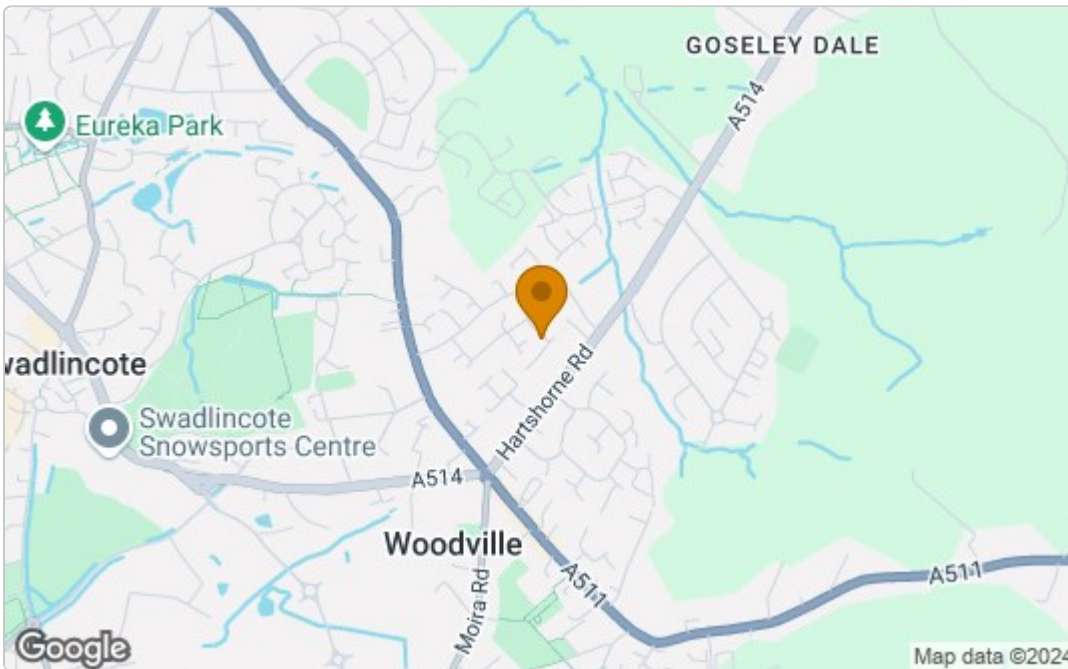
Approx. 41.0 sq. metres (441.1 sq. feet)



Total area: approx. 82.0 sq. metres (882.1 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>		
(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 energy efficient - higher running costs		
		<b>84</b>
	<b>67</b>	
EU Directive 2002/91/EC		
Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(81 plus) <b>A</b>		
(61-81) <b>B</b>		
(41-61) <b>C</b>		
(21-41) <b>D</b>		
(1-21) <b>E</b>		
(1-20) <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.