



# HOPKINS & DAINTY

ESTATE AGENTS



**Moira Road, Swadlincote, DE12 7QD**

**£225,000**

OPEN 7 DAYS A WEEK - HOPKINS & DAINTY of TICKNALL bring to the market this well presented traditional home. Set in a popular village location with rear PAVING and a GARAGE.

Offering generously proportioned living accommodation comprises: entrance hallway, bay fronted lounge with a feature log burning stove, dining room with French doors opening on to the rear garden, kitchen with a Belfast sink and wood work surfaces, utility room and guest WC. On the first floor there are two double bedrooms and the bathroom which is fitted with a four piece suite including a separate bath and shower. The property has double glazing and gas central heating via a private gas supply. Low maintenance enclosed rear patio garden with a storage shed and summer house. A shared side driveway provides access to the rear parking area and garage.

If you would like to see this spacious 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

Open porch with attractive tiled detail and a double glazed door opening to:

### Hallway

With wooden doors leading off and stairs rising to the first floor. Radiator and a useful walk in under stairs storage cupboard with tiled flooring and a double glazed side window.

### Lounge 12'8" x 11'8" (+bay) (3.87 x 3.57 (+bay))



Bay fronted lounge with a feature fireplace housing a log burning stove. Exposed wooden flooring and a radiator.

### Dining Room 17'9" x 11'11" (5.43 x 3.65)



Large dining room with a display fireplace. Double glazed front window and French doors opening onto the rear garden. Radiator, picture rail and wooden flooring. Door to:

### Kitchen 10'5" x 7'11" (3.18 x 2.42)



Fitted range of base units with wooden work surfaces. Inset Belfast style sink with a mixer tap. Space for a cooker with a fitted hood over. Tiled flooring, radiator, double glazed side window and access door to the garden. Opening to:

### Utility Room 7'10" x 6'5" (2.40 x 1.97)



With a fitted wooden work surface and inset sink. Space and plumbing for washing machine and tumble dryer. Boiler cupboard housing the wall mounted Worcester boiler. Tiled flooring, radiator, space for appliances and a double glazed side window. Door to:

### Guest WC 7'10" x 3'10" (2.39 x 1.19)

Comprising WC and wash hand basin, with a radiator, tiled flooring and double glazed side window.

### First Floor Landing

Passage way landing with a double glazed side window, decorative balustrade, radiator and access to loft space. Wooden doors leading off.



### Bedroom 1 14'10" x 12'7" (4.54 x 3.84)



Front double bedroom with wooden flooring, feature fireplace, radiator and double glazed front window.

### Bedroom 2 14'3" x 12'0" (4.36 x 3.67)



Second double bedroom with a radiator, double glazed front and rear windows.

### Bathroom 9'7" x 6'11" (2.94 x 2.11)



Four piece suite comprising bath, separate shower, wash hand basin and WC. Tiled splash backs, radiator, ceiling

spotlights and an extractor vent. Double glazed side window.

### Frontage/Driveway

To the front of the property there is a path to the entrance porch/door. A shared side driveway leads to the rear parking and garage.

### Rear Garden



Enclosed low maintenance patio garden with an outside tap and wooden storage shed. There is a further elevated patio seating area with a wooden summer house and gated entry to the rear parking.

### Parking



Shared parking area (with the neighbour). We are informed that there are two parking spaces for this property and access to the garage.

### Garage 17'0" x 9'0" max. (5.20 x 2.75 max.)



The garage is the right hand of the three and has an up and over door and roof storage space.

### Important Information

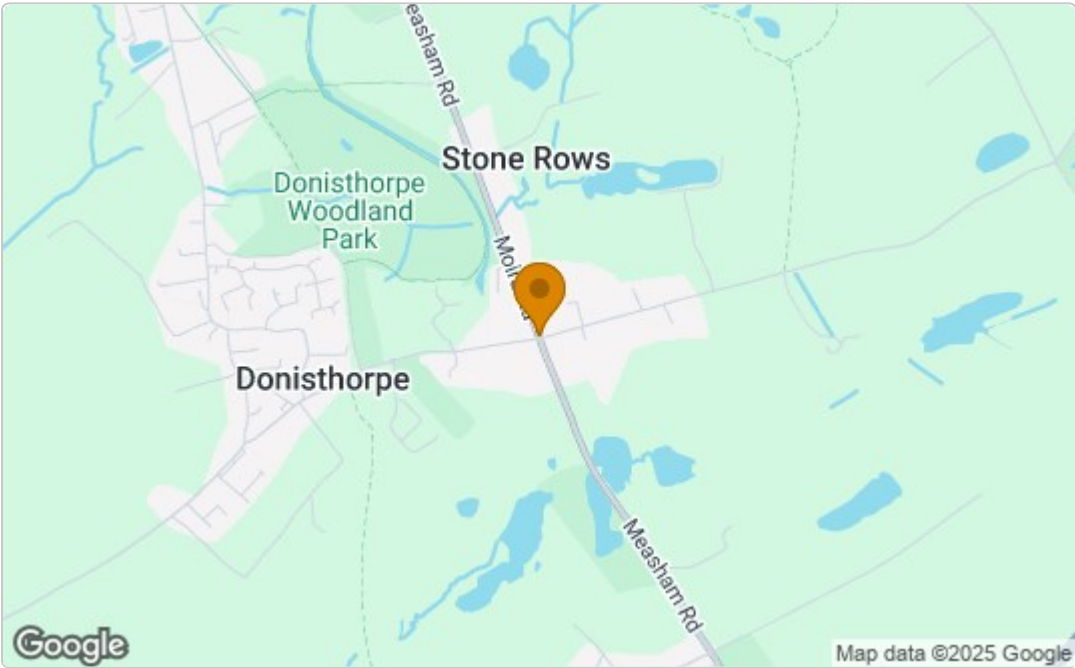
These sales details are produced in good faith with the approval of the vendors and are given as a guide only. If there is any point which is of specific importance to you, please check with us first, particularly if travelling some distance to view the property. Please note that we have not tested any 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.



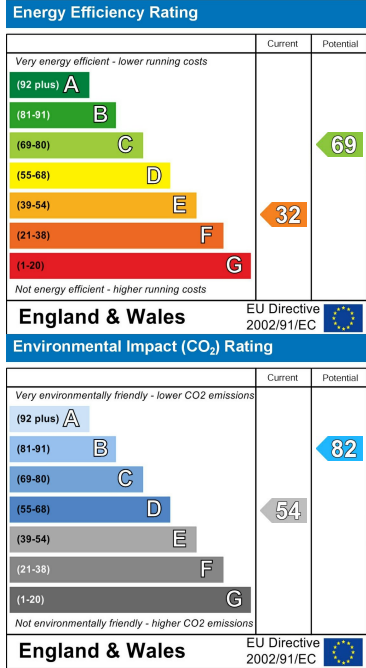
Floor Plan



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.