



# HOPKINS & DAINTY

ESTATE AGENTS



**Blackthorn Way, Swadlincote, DE12 7ND**

**£289,950**

OPEN 7 DAYS A WEEK - HOPKINS & DAINTY of TICKNALL are pleased to offer this beautifully presented and spacious family home. Set on a pleasant residential estate and convenient for access to the nearby A42.

This lovely home was formerly a FOUR bedroom house, which has since been converted to provide three double bedrooms and could potentially be converted back to its original four bedroom layout.

Set back from the road with ample driveway space, the accommodation comprises: entrance hallway with a guest WC. Bay fronted lounge with a feature fireplace and a large 25' kitchen/dining room spanning the full width of the house. On the first floor, the landing provides access to all three bedrooms and the bathroom, which has a stylish three piece suite including an over bath shower. The master bedroom is also served with an En-suite shower room. The property has gas central heating and double glazing; front driveway parking and a single garage. To the rear, there is an enclosed lawn and patio garden.

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 front entrance door with a double glazed side panel. Having laminate flooring, a radiator, stairs rising to the first floor and doors leading off.

### Kitchen/Diner 25'4" x 9'11">7'7" (7.74 x 3.03>2.32)



Spanning the full width of the property with a range of base and wall units. Fitted worktops with an inset one and a quarter sink and drainer with a mixer tap with tiled splashbacks. There is space for a range style cooker with a fitted hood over and space for further appliances. Laminate flooring, two radiators, ceiling spotlights, double glazed rear windows and a patio door opening onto the garden.

### Lounge 13'10" x 10'4" (+bay) (4.22 x 3.17 (+bay))



With a feature fireplace and coal effect gas fire. Two radiators, ceiling spotlights and a double glazed front bay window. Glazed double doors open to the kitchen.

### Guest WC



Two piece suite comprising vanity wash hand basin and a WC. With tiled splashbacks, a part sloping ceiling, heated towel rail, and an extractor vent.

### Garage 16'10" x 8'0" max (5.15 x 2.45 max)

With an up and over door, electric light and power connected, wall mounted gas boiler, plumbing for a washing machine and an internal door to the hallway.

### First Floor Landing

With a decorative balustrade, access to the loft space via a pull down ladder. Built in airing cupboard with the hot water cylinder and doors leading off.

### Master Bedroom 12'3" x 11'2" (3.74 x 3.41)



With an over stairs storage plinth, radiator, front double glazed bay window and a door to:

### En-Suite Shower Room



Three piece suite comprising shower, wash hand basin and WC. With tiled splashbacks, a heated towel rail, ceiling spotlights, an extractor vent and a double glazed rear window.

### Bedroom 2 18'0" x 6'11" (5.49 x 2.11)



Originally two separate bedrooms, now one large bedroom which potentially could be converted back. With two radiators and two double glazed rear windows.

### Bedroom 3 10'4" x 8'7" (3.17 x 2.63)



Front double bedroom with an over stairs plinth, radiator, double glazed front window and a built in wardrobe.

### Bathroom



Three piece suite comprising bath with a shower over and

screen, vanity wash hand basin and WC. A heated towel rail, ceiling spotlights and a double glazed side window.

### Front Garden/Driveway



To the front of the property there is ample driveway parking and a lawn garden with access to the entrance door. Gated side entry to the rear garden.

### Rear Garden



Enclosed rear lawn and patio garden with a side storage area and a garden shed.

### 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. 59.9 sq. metres (644.8 sq. feet)



## First Floor

Approx. 51.6 sq. metres (555.5 sq. feet)



Total area: approx. 111.5 sq. metres (1200.3 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			83
(81-91) B			
(69-80) C			
(55-68) D		66	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b> EU Directive 2002/91/EC			
Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions			
<b>England &amp; Wales</b> 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.