



HOPKINS & DAINTY

ESTATE AGENTS



Buckingham Drive, Swadlincote, DE11 9LD

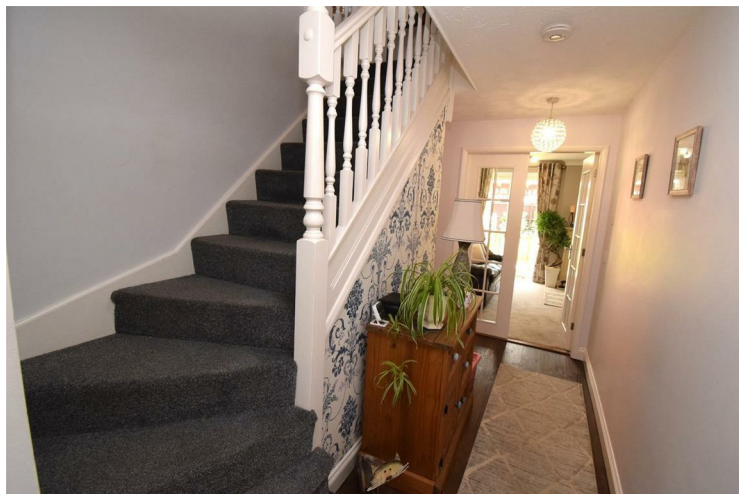
£339,950

OPEN 7 DAYS A WEEK - HOPKINS & DAINTY of TICKNALL present this most attractive, four bedroom detached family home. Set on the edge of this popular estate, standing on a corner plot; with a Car Port and Garage as well as a delightful rear garden with a covered patio seating area.

Internally the well appointed accommodation comprises: entrance hallway with a guest WC. Stunning kitchen/diner with integrated appliances and a generous rear lounge with a feature fireplace and French doors opening onto the garden. On the first floor, the spacious landing provides access to all four bedrooms and the bathroom. The master bedroom has fitted wardrobes, a dressing room and En-suite shower room. Bedrooms two and three are also doubles, with fitted wardrobes and bedroom four is a good size single bedroom which would make a home office if required. The main bathroom is also very well pointed with a three piece suite, including an over bath shower. The property has gas central heating and double glazing and is well worth viewing.

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 with a storage cupboard under, double glazed side door to the carport and doors leading off.

Kitchen/Diner 17'7" x 10'2" (5.36 x 3.10)



Stunning fitted kitchen/diner with a comprehensive range of base and wall units with worktops and a breakfast bar. Ceramic inset one and a quarter sink with a mixer tap and decorative tiled splashbacks. There is space for a cooker with a fitted hood over, space for a washing machine and tumble dryer along with an integrated dishwasher and fridge. Radiator, ceiling spotlights, double glazed front and side windows providing ample natural lighting.

Lounge 17'8" x 11'0" (5.39 x 3.36)



With double glazed French doors opening onto the garden, a coal effect gas fire, two radiators, coving to the ceiling and a double glazed rear window.

Guest WC

Two piece suite comprising WC and vanity wash hand basin with a cupboard under. Tiled splashbacks, a heated towel rail and double glazed front window.

First Floor Landing



With feature wall lights, a built in boiler cupboard and separate airing cupboard. Access to the loft space via drop down ladder, the loft is part boarded with lighting. Double glazed rear window, a radiator and doors leading off.

Master Bedroom 12'0" x 10'2" (3.68 x 3.12)



The measurements do not include the wardrobes.

Range of built in wardrobes, a radiator, double glazed front window, door to the en-suite and opening to:

Dressing Room 7'3" x 7'0" (2.21 x 2.14)



Useful dressing room with a radiator and double glazed front window.

En-Suite Shower Room 7'8" x 4'10" max. (2.34 x 1.48 max.)



Three piece suite comprising shower, vanity wash hand basin and WC. Tiled splashbacks and flooring, a heated towel rail and double glazed side window.

Bedroom 2 11'6" x 9'7" (3.52 x 2.94)



The measurements do include the wardrobes.

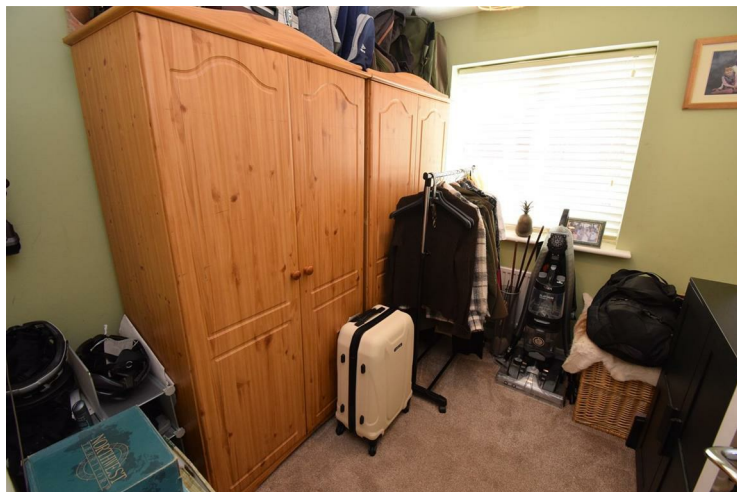
Rear double bedroom with fitted floor to ceiling wardrobes, a radiator and double glazed window.

Bedroom 3 11'0" x 9'10" (3.37 x 3.00)



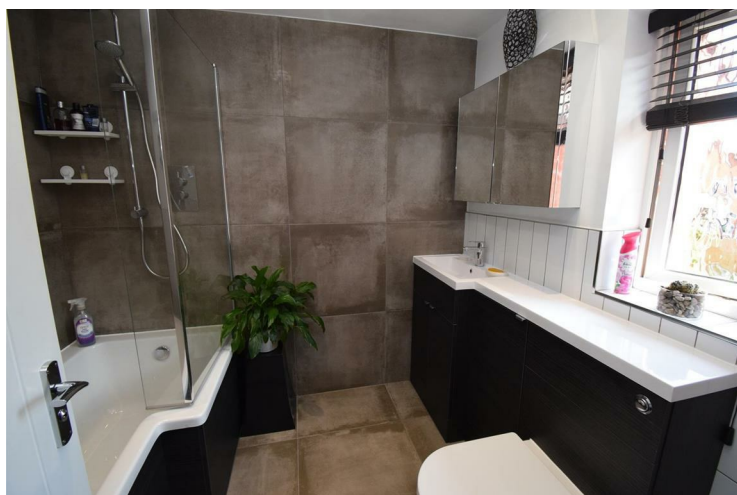
The measurements do include the wardrobes.
Front double bedroom with fitted wardrobes, a radiator and double glazed window.

Bedroom 4 7'11" x 7'9" (2.42 x 2.37)



Single bedroom (or home study if required), with a radiator and double glazed rear window.

Bathroom 7'6" x 6'5" (2.30 x 1.98)



Stylish three piece suite comprising bath with a shower

over and screen; vanity wash hand basin and WC. Heated towel rail, ceiling spotlights, extractor vent, tiled splashbacks and flooring and a double glazed rear window.

Frontage

Car Port 17'2" x 10'4" (5.25 x 3.15)



With an electric roller door, fitted a sink with a shower attachment (ideal for washing muddy boots and pets). Electric light and power connected and opening to the rear garden.

Rear Garden



Delightful enclosed rear garden with a covered patio seating area and side access gate. Attractive lawn garden with planted borders, a fence and wall boundary and access to the garage. Please note the shed is not concluded in the sale.

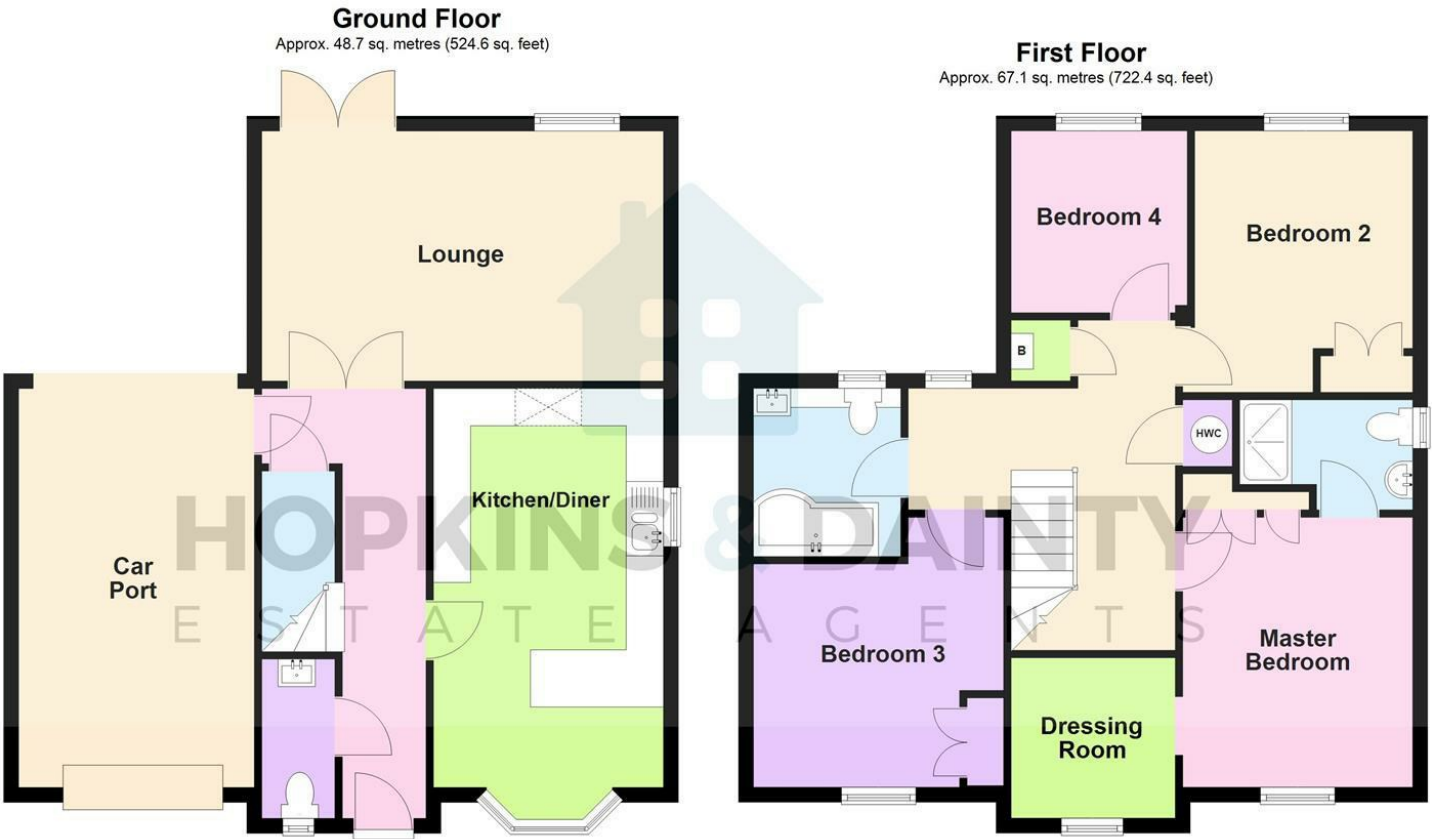
Garage 16'10" x 8'10" max. (5.15 x 2.70 max.)

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

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.

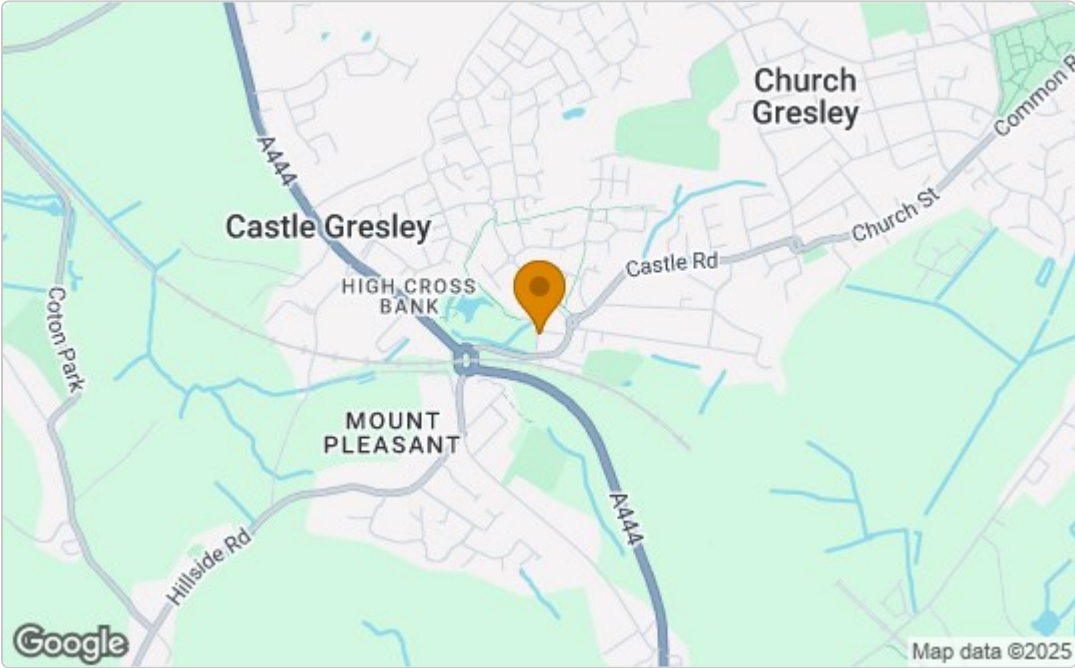
Floor Plan



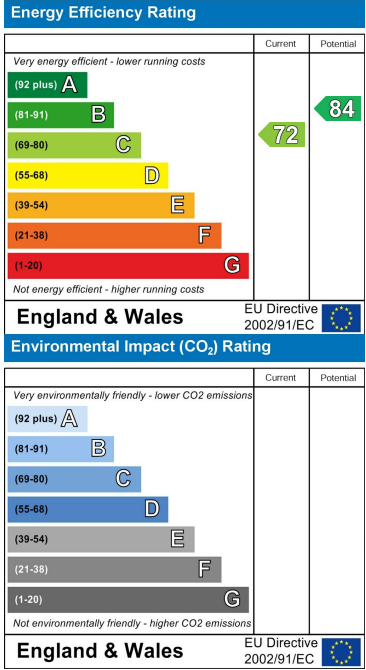
Total area: approx. 115.9 sq. metres (1247.0 sq. feet)

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Plan produced using PlanUp.

Area Map



Energy Efficiency Graph



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