



# HOPKINS & DAINTY

ESTATE AGENTS



**Masefield Avenue, Swadlincote, DE11 0HJ**

**£220,000**

OPEN 7 DAYS A WEEK - HOPKINS & DAINTY of TICKNALL are pleased to offer this spacious and well appointed, three bedroom semi detached house. Set in a popular residential cul-de-sac with a south facing rear garden.

The accommodation comprises: entrance hallway, front kitchen, good size lounge with French doors opening to an extended garden room/dining room and access to the part converted garage which has been subdivided into a front storage space and rear utility area. On the first floor, there are three bedrooms, two of which are doubles with built in wardrobes; a single third bedroom (currently used a dressing room) and the bathroom with a three piece suite including an over bath shower. The property has double glazing and gas central heating.

To the front there is parking for more than one car and to the rear is a low maintenance garden with a southerly aspect. 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 laminate flooring, a radiator, stairs rising to the first floor and doors leading off.

**Kitchen 11'9" x 8'7" x 9'9" (3.60 x 2.63 x 2.99)**



Fitted range of base and wall units, worktops and an inset sink and drainer with a mixer tap tiled splashbacks. There is a built in electric oven, gas hob and hood; along with the wall mounted Worcester boiler, plumbing for a slimline dishwasher and space for a fridge/freezer. Laminate flooring, a radiator, double glazed front window and an under stairs storage space.

**Lounge 15'0" x 14'7" (4.59 x 4.46)**



Good size and extended sitting room; with a radiator and double glazed French doors with side panels opening to:

**Garden Room 14'1" x 7'11" (4.30 x 2.43)**



Useful rear garden room or dining room. With a solid roof, laminate flooring, spotlights, two radiators and double glazed windows and doors leading off.

**Utility Area 11'10" x 7'10" (3.62 x 2.41)**



Formerly part of the garage, now utility area with a base

fitted unit, sink and worktop. Plumbing for a washing machine, laminate flooring, a radiator, double glazed rear window and a door to:

#### **Storage Area 6'7" x 7'10" (2.03 x 2.40)**

The front part of the garage has a electric light and power and an up and over door.

#### **First Floor Landing**

With access to the loft space via a pull down ladder (the loft is part boarded with lighting to provide storage space). Doors leading off.

#### **Bedroom 1 10'11" x 8'10" (3.33 x 2.70)**



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

#### **Bedroom 2 8'7" x 8'6" (2.64 x 2.61)**



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

#### **Bedroom 3 8'0" x 5'11" (2.44 x 1.81)**



Single third bedroom (currently used as a dressing room), with a radiator and double glazed rear window.

#### **Bathroom 6'0" x 5'6" (1.85 x 1.69)**



Three piece suite comprising bath with a shower over and screen; wash hand basin and WC. Tiled walls, a heated towel rail, ceiling spotlights, an extractor vent and double glazed front window.

#### **Front/Driveway**

To the front of the property there is parking for more than one car and access to the entrance door.



## Rear Garden

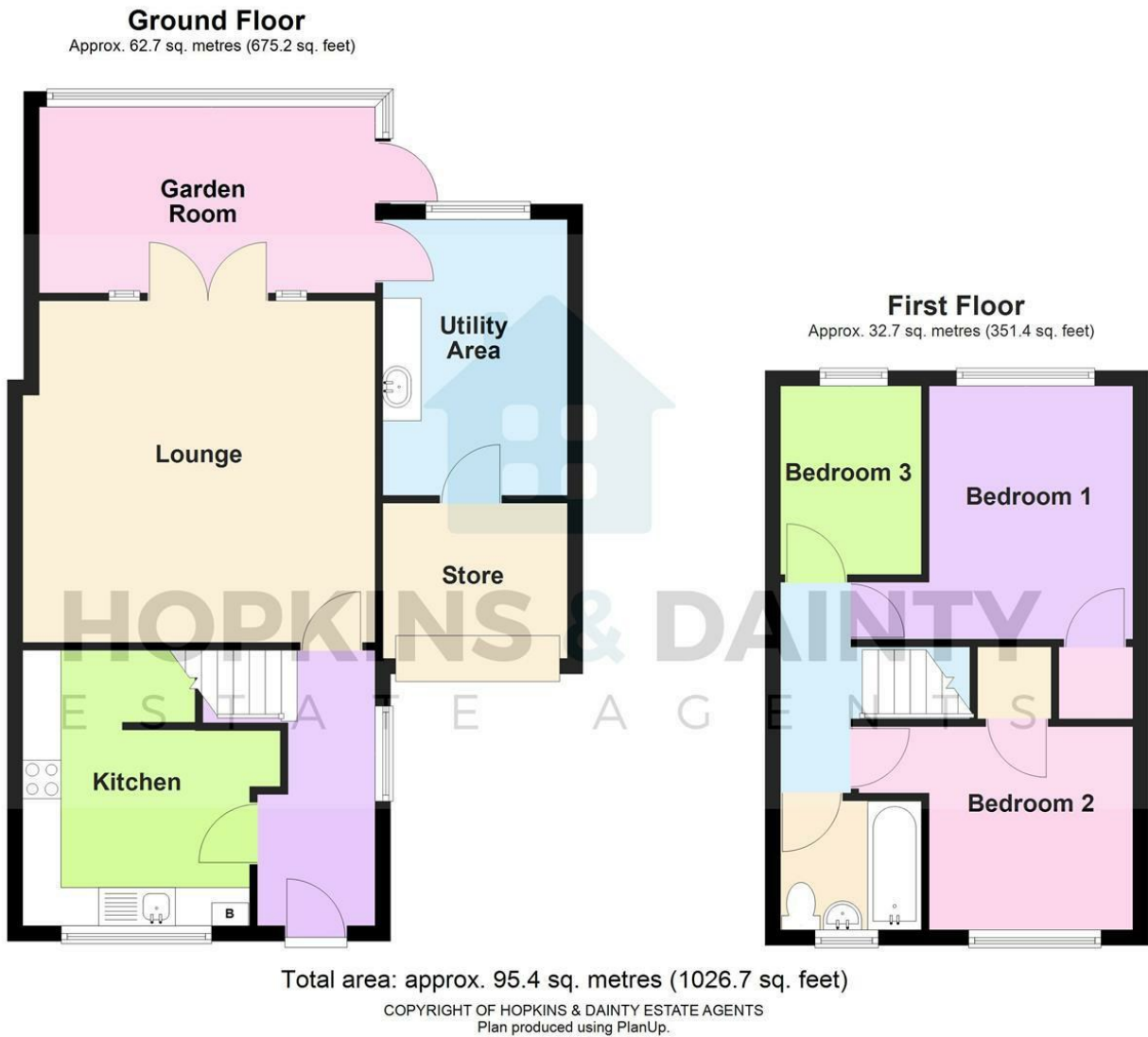


South facing rear garden; with a covered decked seating area, artificial grass lawn and fencing to the boundary.

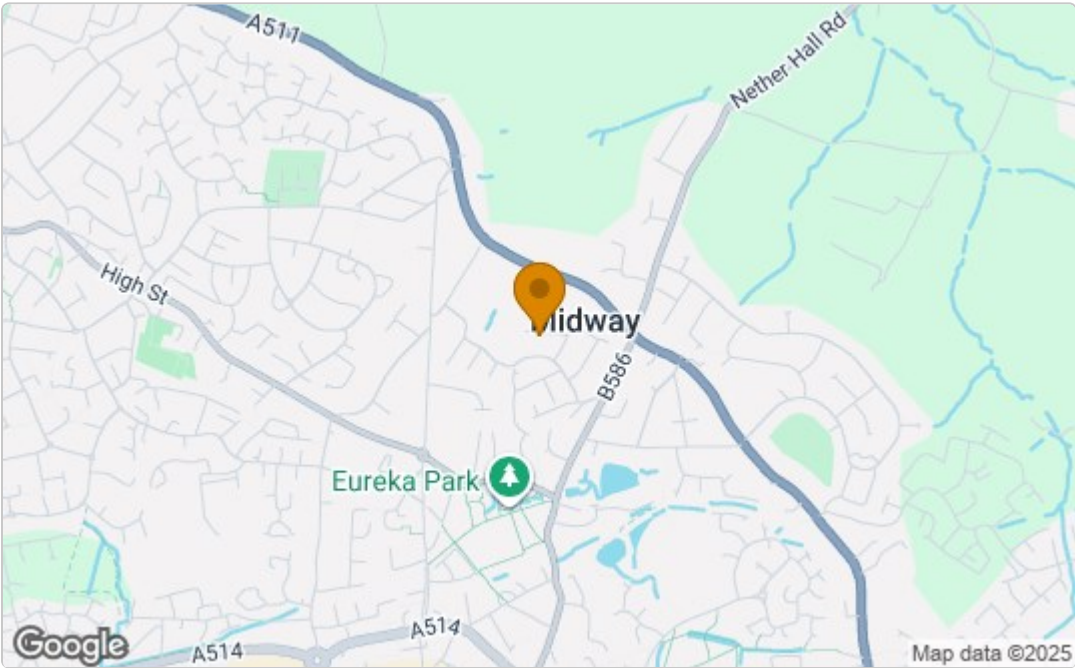
### Important Information

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



Area Map



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.

Energy Efficiency Graph

