



# HOPKINS & DAINTY

ESTATE AGENTS



**Rockcliffe Close, Swadlincote, DE11 9FD**

**£195,000**

NO UPWARD CHAIN

**\*\* OPEN 7 DAYS\*\*** Looking for a perfect starter home, downsizing or a buy to let property then look no further! Located within the highly desirable Gresley Meadows development the property has to offer: Entrance hall, a most useful utility room/W.C., and open plan kitchen/lounge/diner with double opening doors leading out onto the rear garden. To the first floor there are two bedrooms and a bathroom. Outside there is ample off road parking to the side with the rear garden having been landscaped with lawn, patio and planted borders. If you would like to see this 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.

## Entrance Hall



With radiator, door to:

## Utility/WC



With fitted washing machine with working surface over, matching upstand, W.C., wall mounted wash hand basin, radiator.

## Kitchen area 14'2" x 5'11" (4.34 x 1.81)



Fitted with a range of matching wall and base units, working surfaces with matching upstand, inset one and a

half bowl stainless steel sink unit and drainer, fitted electric oven with a gas hob and extractor hood over, integrated dishwasher and fridge/freezer, window to the front, radiator,.

## Lounge/Diner area 14'7" x 11'10" (4.45 x 3.61)



With stairs off to the first floor, radiator, double opening French doors leading out onto the rear garden.

## First Floor Landing



With window to the side, radiator.



### Bedroom 1 11'10" x 10'3" (3.61 x 3.14)



With radiator, window to the rear.

### Bedroom 2 10'2" x 11'9" (3.11 x 3.60)



With window to the front, radiator.

### Bathroom



Fitted with a white three piece suite comprising: panelled bath with shower over, pedestal wash hand basin, W.C., partially tiled walls.

### Outside



The rear garden has a small patio area, lawn and planted borders. To the side of the property there is a driveway providing ample off road parking.

### 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.

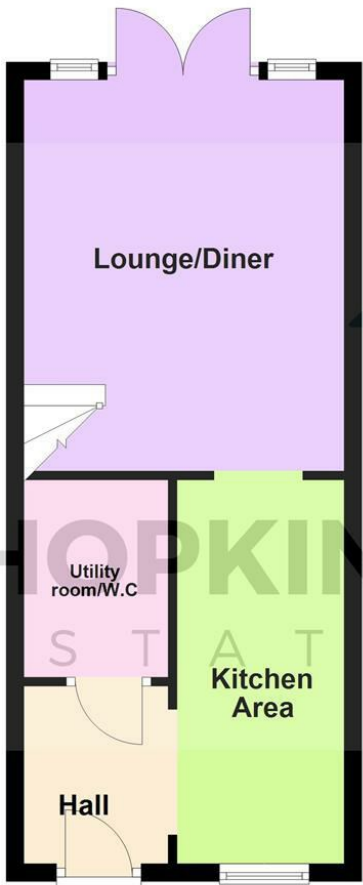
### Important Information

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. 32.4 sq. metres (348.8 sq. feet)



**First Floor**  
Approx. 32.4 sq. metres (348.8 sq. feet)



Total area: approx. 64.8 sq. metres (697.6 sq. feet)

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Plan produced using PlanUp.

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

