



HOPKINS & DAINTY
ESTATE AGENTS



Repton Road, Swadlincote, DE11 7AE

Offers in excess of £650,000

****OPEN 7 DAYS**** HOPKINS & DAINTY of TICKNALL are delighted to offer for sale this spacious four bedroom detached house sat upon a large plot with the garden a size rarely found with outstanding open countryside views. Located in Hartshorne, a well regarded and desirable village, the property is tucked away in a private cul de sac and comes to the market with NO UPWARD CHAIN.

In brief the newly decorated and carpeted accommodation has to offer: Spacious open entrance hall, guest W.C., open plan lounge/dining room with inglenook fireplace and log burner and fabulous views from the rear. A kitchen/dining room completes the downstairs accommodation. To the first floor there are four good sized bedrooms and a bathroom with four piece suite. Outside the property has to be seen to truly appreciate the size of the plot and the open countryside views. There are gardens to both the front and rear, a large patio, off road parking and a double detached garage. A viewing of this sizeable and rarely available property is very highly recommended. 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 hall



With radiator, solid wood flooring, window to the front, stairs off to the first floor, useful understairs storage cupboard with power.

Guest W.C



Fitted with a vanity unit with inset wash hand basin, W.C., tiled splashbacks, heated towel rail, window to the side.

Lounge/dining room 23'10" x 19'9" max measurements (7.28 x 6.04 max measurements)



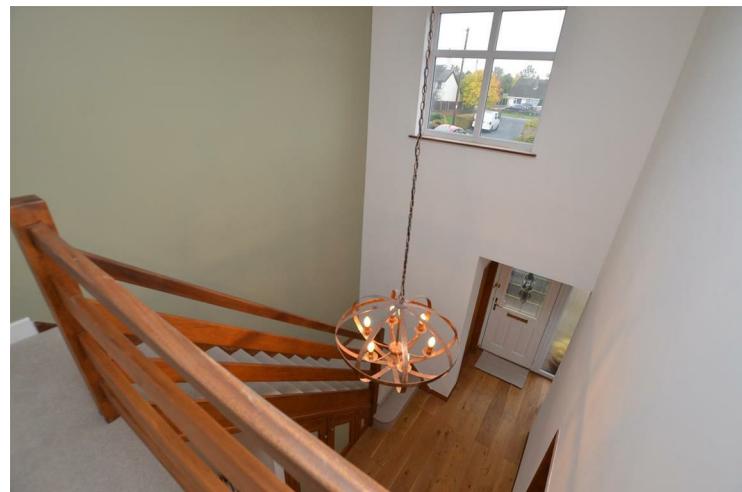
With windows to the front and rear, sliding patio doors leading out onto the rear garden, inglenook fireplace with inset log burner, two radiators.

Kitchen/diner 20'10" x 9'6" (6.36 x 2.90)



Fitted with a range of matching wall and base units, working surfaces with tiling to the splashbacks, inset double stainless steel sink unit and drainer, integrated dishwasher and washing machine, fitted electric cooker with extractor hood over, integrated fridge/freezer, ceramic tiled flooring, spotlights to ceiling, windows to the front and rear, door to the side, radiator.

The first floor



With a mezzanine style open landing, door to:

Bedroom One 11'2" x 10'8" (3.42 x 3.27)



With a range of fitted bedroom furniture, radiator, window to the rear.

Bedroom Two 10'8" x 10'5" (3.27 x 3.18)



With window to the front, radiator.

Bedroom Three 9'6" x 9'11" max (2.92 x 3.04 max)



With window to the front, radiator.

Bedroom Four 9'11" x 8'8" (3.04 x 2.65)



With window to the rear, radiator.

Bathroom



Fitted with a four piece suite comprising: walk in shower, corner panelled bath, vanity unit with inset wash hand basin, partially tiled walls, window to the rear, heated towel rail.

Outside



The property occupies a large plot with a block paved and gravelled frontage providing off road parking and access to the double detached garage which has power, light and remote controlled electric door. The rear garden is an absolute delight with stunning views from the patio over rolling countryside with lawn, borders, water feature and small stream, this garden is a gardeners delight!

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. 67.6 sq. metres (727.9 sq. feet)



First Floor

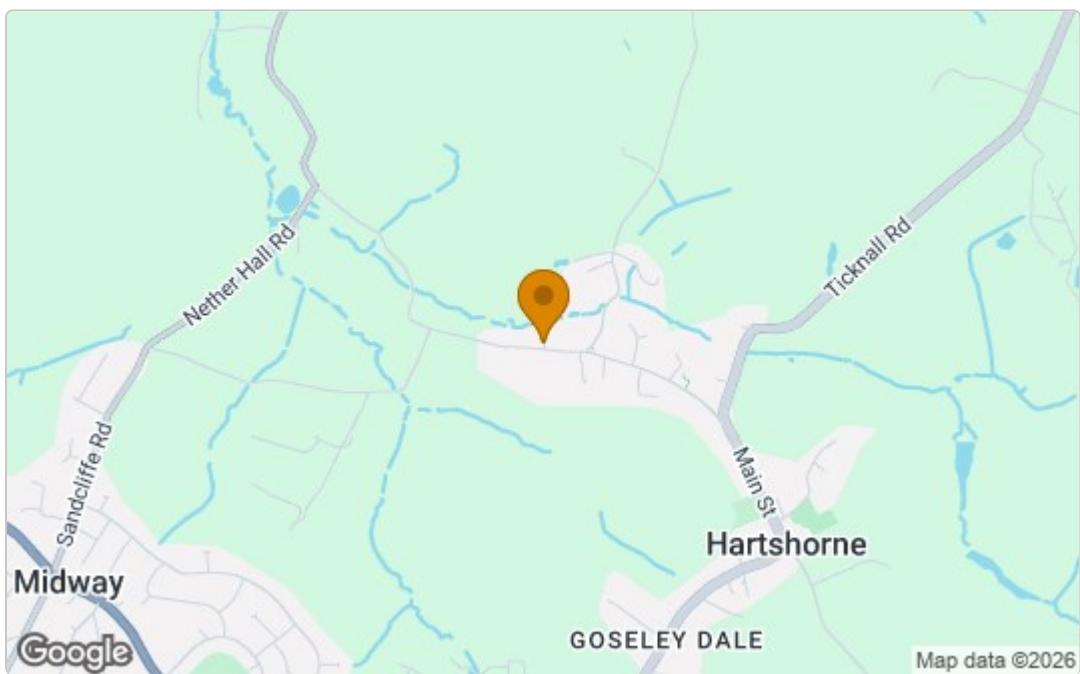
Approx. 56.0 sq. metres (602.9 sq. feet)



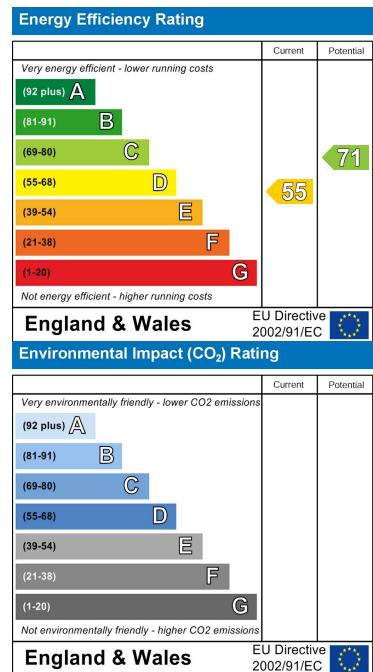
Total area: approx. 123.6 sq. metres (1330.8 sq. feet)

Copyright of HOPKINS AND DAINTY ESTATE AGENTS.
Plan produced using PlanUp.

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.