



HOPKINS & DAINTY

ESTATE AGENTS



Cotswold Close, Swadlincote, DE11 9ET

£249,950

OPEN 7 DAYS A WEEK - HOPKINS & DAINTY of TICKNALL bring to the market this extended detached family home. Set at the end of a residential cul-de-sac with a generous garden plot.

Offered for sale with NO UPWARD CHAIN, the accommodation comprises: entrance hallway, a spacious lounge with sliding patio doors opening onto the rear garden and an extended kitchen/dining room. On the first floor, there are three double bedrooms, a small fourth bedroom or study and the bathroom which has a three piece suite. The property has gas central heating and double glazing. Front driveway parking, a useful gated hardstanding ideal for extra parking or a garage space and delightful mature lawn garden with a patio.

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 leaded light double glazed, entrance door. With a double glazed front window, stairs rising to the first floor with a storage cupboard under, two radiators and doors leading off.

Lounge 20'8" x 12'4">9'2" (6.32 x 3.76>2.80)



Spacious sitting room with a radiator, double glazed front window, coving to the ceiling, a serving hatch to the kitchen and double glazed sliding patio doors opening onto the rear garden.

Kitchen/Dining Room 19'10">9'7" x 13'10">8'3" (6.06>2.94 x 4.23>2.53)



Extended kitchen/dining room fitted with a range of base and wall units, with worktops and glazed display cabinets. There is an inset one and a quarter sink and drainer with a mixer tap. Space for a range cooker with a fitted hood over and space for further appliances including plumbing for a washing machine. Tiled flooring, two radiators, ceiling spotlights and double glazed front and rear window. A double glazed side access door leads to the rear garden.

First Floor Landing



Access to the loft space which is part boarded with lighting and accessed via a pull down ladder. Doors leading off.

Bedroom 1 11'9" x 10'10" (into wardrobes) (3.59 x 3.31 (into wardrobes))



Front double bedroom with fitted wardrobes, overbed cupboards, a radiator and double glazed front window.

Bedroom 2 13'10" x 9'7" (4.24 x 2.94)



Second double bedroom with double glazed front and rear windows, laminate flooring and a radiator.

Bedroom 3 10'7" x 8'8" (3.23 x 2.66)



Third double bedroom with a radiator and double glazed

window overlooking the garden.

Bedroom 4/Study 7'4" x 7'6">4'0" (2.26 x 2.30>1.24)

Small room, ideal for use as an office or nursery. With a radiator, double glazed front window and an over stairs cupboard which houses the wall mounted gas boiler.

Bathroom 7'9" x 5'4" (2.37 x 1.65)

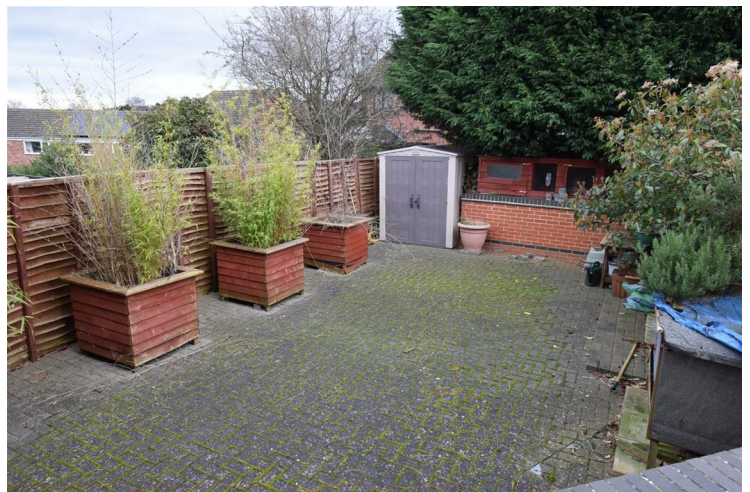


Three piece suite comprising corner bath with a shower attachment, wash hand basin and WC. Tiled walls, a radiator and double glazed rear window.

Front/Driveway

To the front of the property there is a small lawn garden and driveway parking, with gated access to the rear.

Side/Rear Hardstanding



Versatile hardstanding, ideal for a child's play area or further off road parking and potential space for a garage.

Rear Garden

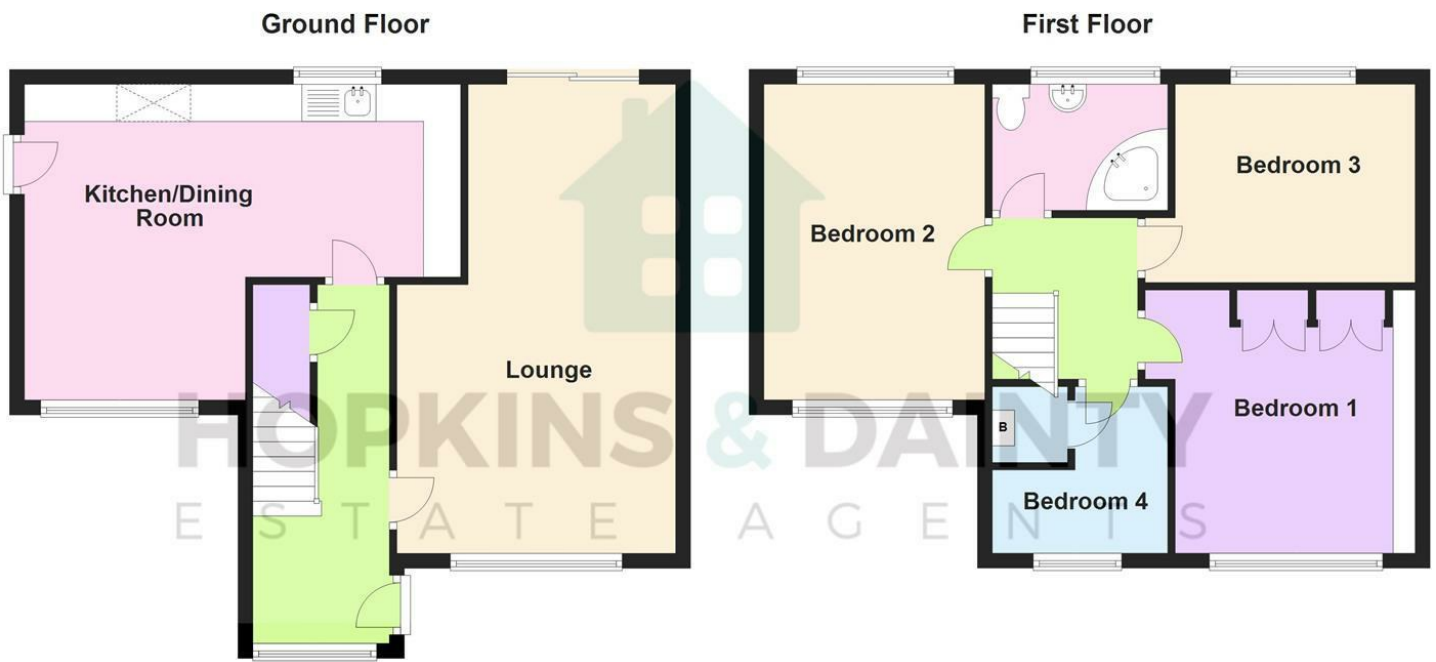


Delightful lawn garden with a patio seating area, outside tap, lighting and mature shrub borders.

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

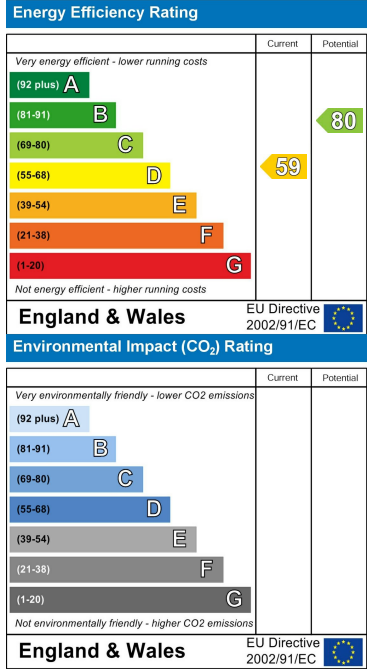


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Plan produced using PlanUp.

Area Map



Energy Efficiency Graph



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