



Starting Bid £275,000

5 Bedroom Detached House for sale
16 Frank Bodicote Way Swadlincote, Derbyshire



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Overview

A truly unique property, offering everything a family could need in the main property, whilst having the additional bonus of a self-contained annexe in the garden. This makes this property fantastic value for money and it isn't one to be missed.



Key Features

- For Sale by Modern Auction
- Self-contained Annexe with extra bedroom
- 4 double bedrooms in main property
- Ensuite
- Living-Diner
- Snug/Play room
- Low maintenance garden
- Conservatory
- Close to shops and schools







Sold via modern method of auction through lamSold. Auction date TBC.

Discover the perfect blend of spacious family living and independent accommodation in this impressive 4-bedroom detached house, ideally situated in Swadlincote. This unique property offers not only a substantial main residence but also a fantastic, self-contained one-bedroom annexe, providing unparalleled flexibility for multi-generational living, a home office, or a potential rental income.

Upon entering the main house, you'll find a welcoming ground floor thoughtfully designed for both comfort and practicality. Relax in the cozy snug, perfect for quiet evenings, as a dedicated reading nook, or also as a playroom. A convenient downstairs toilet adds to the functionality of this level. A well-appointed kitchen is located on this floor, and a separate living-diner provides a vibrant space for everyday family life and entertaining. Beyond this, a bright conservatory offers an additional reception area, bathing in natural light and providing a lovely connection to the garden through the french doors.



On the first floor, there are four generously proportioned double bedrooms, each offering ample space for rest and relaxation. The main bedroom is a true retreat, boasting its own en-suite bathroom and benefiting from two sets of built-in wardrobes, providing extensive storage. All other bedrooms also feature built-in wardrobe space, ensuring a clutter-free environment. A well-appointed family bathroom, complete with a bath, toilet, and sink, serves these bedrooms, and a handy airing cupboard on the landing offers additional storage.

The Self-Contained Annexe:

A truly valuable addition to this property is the self-contained one-bedroom annexe. This independent living space features an inviting open-plan kitchen-living area, designed for modern comfort. French doors open to the outside,

Floorplans



4-BED WITH 1-BED ANNEXE

TOTAL FLOOR AREA: 1549 sq.ft. (143.9 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

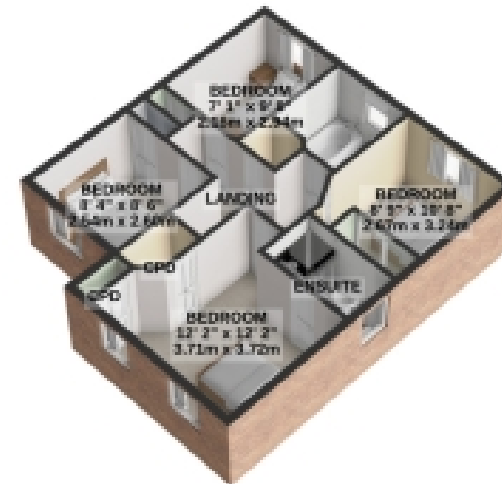
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Floorplans

GROUND FLOOR
1026 sq.ft. (95.3 sq.m.) approx.



1ST FLOOR
523 sq.ft. (48.6 sq.m.) approx.



4-BED WITH 1-BED ANNEXE
TOTAL FLOOR AREA : 1549 sq.ft. (143.9 sq.m.) approx.

For illustrative purposes only. Decorative finishes, fixtures, fittings and furnishings do not represent the current state of the property. Measurements are approximate. Not to scale.
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Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C	72 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		



Marketed by EweMove Ashby de la Zouch

01530 442 356 (24/7)
ashbydelazouch@ewemove.com

