



£220,000

3 Bedroom Link Detached House for sale
Darklands Road Swadlincote, Derbyshire



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SALES AND LETTINGS



Overview

This link-detached property is not one to be missed! It has a huge tandem garage, with loads of potential. It is conveniently located and has great links to Swadlincote Town Centre and the National Forest. Book in to view now!



Key Features

- Large tandem garage
- Driveway
- Large lounge diner
- Landscaped garden
- Fantastic location
- Potential to convert and reconfigure
- Close to local schools
- Conservatory with year-round roof



Located on Darklands Road, this three-bedroom link-detached property offers a fantastic opportunity for flexible family living with significant potential for future expansion (subject to planning permission). This well-maintained home is perfectly positioned to enjoy the best of Swadlincote and its surroundings.

The ground floor features a bright and welcoming lounge-diner, with a beautiful bow window, an ideal space for both relaxing and entertaining. The kitchen is a separate, functional space with a handy storage cupboard, providing excellent practicality. From the lounge-diner, sliding doors open into the conservatory, which has a roof designed to keep it cool in the summer and warm in the winter. It also has a radiator and fan to control the temperature even further. The conservatory offers a wonderful second reception room to enjoy views of the garden all year-round. A brand new alarm system provides peace of mind and enhanced security.

The first floor comprises two well-proportioned double bedrooms and a versatile single bedroom, providing flexible accommodation for a family. There is also a family bathroom, with a toilet, sink and p-shaped bath with an over bath shower. The property has excellent potential for growth, with the current owners having had plans to extend the kitchen into the large garage, with a further bedroom upstairs, subject to planning permission. This presents a unique opportunity for the next owner to create a truly bespoke living space, should they wish to.



Externally, the property benefits from a driveway at the front with parking for two cars. A notable feature of this home is the large garage, providing ample storage space and a utility area at the back, or the perfect canvas for conversion. The rear garden has been thoughtfully designed for low maintenance and maximum enjoyment, with a mix of a patio, grass, and an astro-turfed area, which is highlighted by a gazebo, providing a fantastic outdoor space for al fresco dining and entertaining.

Situated on Darklands Road, the property is perfectly located for easy access to Swadlincote town centre and its fantastic amenities, including The Pipeworks retail park, with its cinema and restaurants, as well as an array of shops, schools and supermarkets. Swadlincote is also at the heart of the National Forest, giving great access to the outdoors in all directions.

Parking – Garage and driveway

Signal strength - (Out of 4) EE: 4, Three: 3, O2: 3, Vodafone: 3

Agent's Notes:

Broadband provider - Sky

Tenure - Freehold

Broadband coverage - 1800

EPC – C

Flood risk: N/A

Council Tax - B

Building safety - N/A

Property construction – Standard construction - Brick

Restrictions - N/A

Electricity supply – Mains – British Gas

Shared contributions - N/A

Gas supply – Mains – British Gas

Rights and easements – N/A

Boiler installed - installed - September 2023, serviced September 2024

Coastal erosion risk - N/A

Water supply – Mains - Severn Trent

Changes to the property - Conservatory added in 2003 - no walls removed

Sewerage – Mains - Severn Trent

Planning permissions - Not required - within size boundary

Floorplans

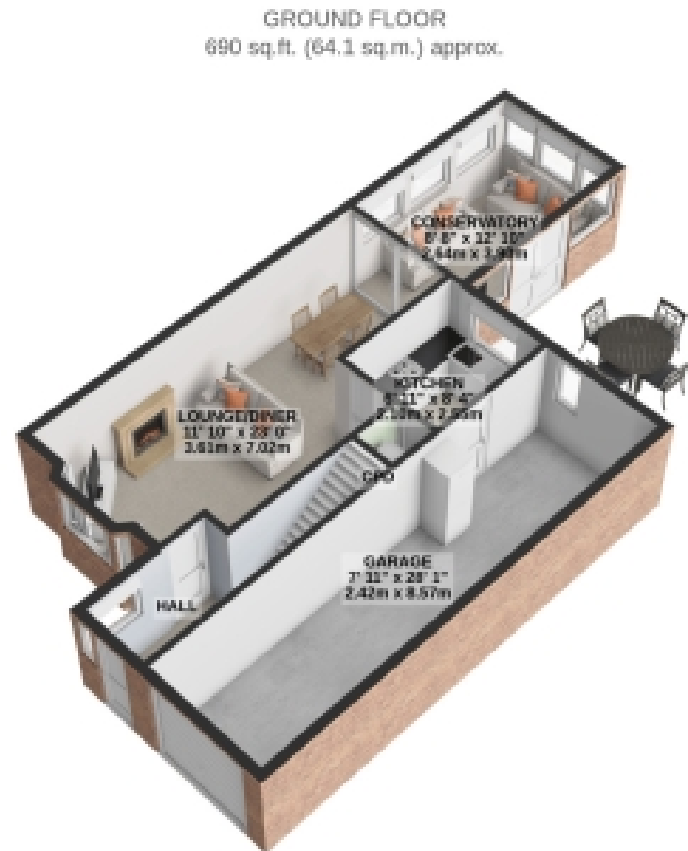


3-BED LINK DETACHED

TOTAL FLOOR AREA : 1026 sq.ft. (95.3 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



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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	69 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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