

HoldenCopley

PREPARE TO BE MOVED

Hope Way, Swadlincote, Derbyshire DE11 9BL

Guide Price £240,000 - £260,000

Hope Way, Swadlincote, Derbyshire DE11 9BL

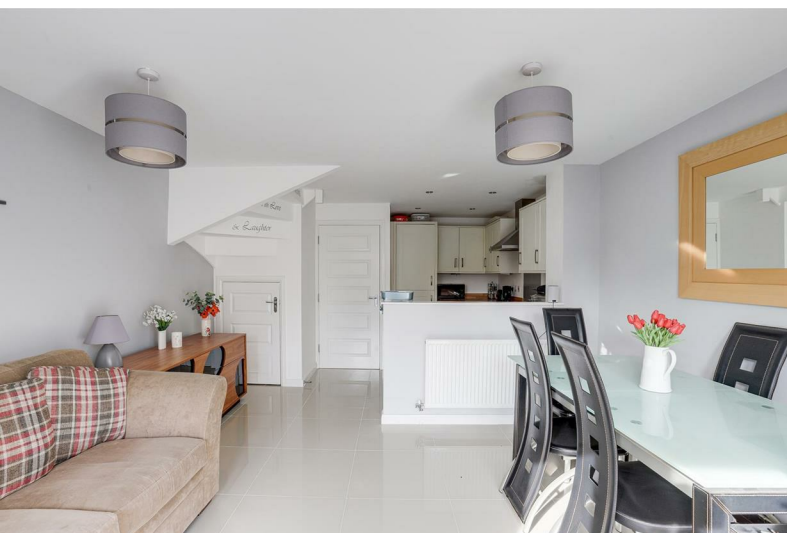


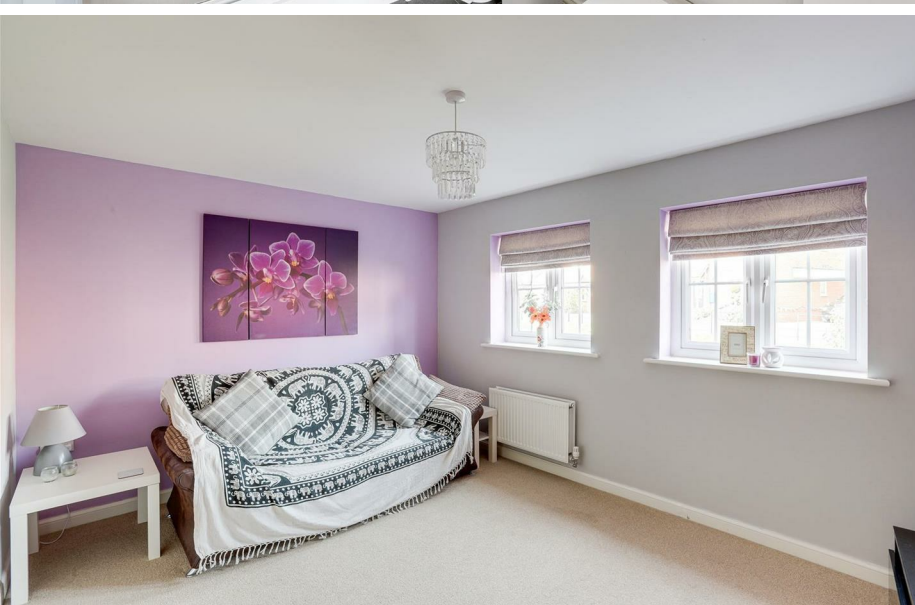
GUIDE PRICE £240,000 - £250,000

NO UPWARD CHAIN!

Situated in the sought-after location of Church Gresley, this well-presented four-bedroom end townhouse offers modern living with excellent convenience. Close to a variety of local amenities, including shops, schools, and superb commuting links, this home is perfect for families and professionals alike. Stepping inside, the welcoming entrance hall leads into a bright and spacious open-plan living and kitchen area, designed for both entertaining and relaxation. The space is bathed in natural light, thanks to double French doors that open onto the rear garden. The modern kitchen provides storage and workspace, making it perfect for all your culinary needs. A dedicated study room provides the perfect space for home working, while a ground-floor W/C adds extra convenience. On the first floor, you'll find two generous double bedrooms, including the main bedroom with fitted wardrobes and a private en-suite. The top floor offers two additional well-sized double bedrooms and a stylish family bathroom. Externally, the property benefits from off-road parking via a front driveway, while the enclosed rear garden features a decked seating area and a lawn with plants and shrubs, creating a lovely outdoor space.

MUST BE VIEWED!





- End Townhouse
- Four Double Bedrooms
- Open Plan Living Area
- Modern Kitchen
- Study Room
- Ground Floor W/C
- Stylish En-Suite & Family Bathroom
- Driveway
- Popular Location
- Must Be Viewed





GROUND FLOOR

Entrance Hall

13'3" max x 4'4" (4.06m max x 1.33m)
The entrance hall has tiled flooring, carpeted stairs, an in-built storage cupboard and a single composite door providing access into the accommodation.

Office

9'1" x 6'1" (2.79m x 1.87m)
The office has carpeted flooring, a radiator and a UPVC double-glazed window to the front elevation.

Open Plan Living/Kitchen Area

23'4" max x 12'9" (7.13m max x 3.91m)
The kitchen has a range of fitted base and wall units with worktops, a stainless steel sink and a half with a drainer and a mixer tap, an integrated oven and dishwasher, gas hob, extractor fan & fridge freezer, space and plumbing for a washing machine and recessed spotlights. The living area has tiled flooring, a radiator, an in-built storage cupboard, two full-height windows to the rear elevation and double French doors opening out to the rear garden.

W/C

5'4" x 2'9" (1.65m x 0.85m)
This space has a low level dual flush W/C, a pedestal wash basin, a radiator, a tiled splashback, an extractor fan and tiled flooring.

FIRST FLOOR

Landing

3'2" min x 8'10" (0.97m min x 2.70m)
The landing has carpeted flooring, a radiator and access to the first floor accommodation.

Master Bedroom

12'10" max x 9'10" (3.92m max x 3.02m)
The main bedroom has carpeted flooring, a radiator, fitted floor-to-ceiling wardrobes, access to the loft and two UPVC double-glazed windows to the rear elevation.

En-Suite

7'0" max x 5'1" (2.15m max x 1.57m)
The en-suite has a low level dual flush W/C, a pedestal wash basin, a shower enclosure with a shower fixture, a wall-mounted electric shaving point, a radiator, partially tiled walls, an extrator fan, vinyl flooring and a UPVC double-glazed obscure window to the side elevation.

Reception Room/Bedroom

12'10" x 10'0" (3.92m x 3.07m)
The bedroom has carpeted flooring, a radiator and two UPVC doubleglazed windows to the front elevation.

SECOND FLOOR

Landing

5'11" x 2'9" min (1.81m x 0.84m min)
The landing has carpeted flooring, a radiator and access to the second floor accommodation.

Bedroom Two

12'10" max x 11'4" (3.92m max x 3.47m)
The second bedroom has carpeted flooring, a radiator, an in-built storage cupboard, access to the loft and a Velux window.

Bedroom Three

12'10" max x 10'4" (3.92m max x 3.16m)
The third bedroom has carpeted flooring, a radiator, an in-built storage cupboard, a Velux window and a UPVC double-glazed window to the front elevation.

Bathroom

5'10" x 6'4" (1.80m x 1.94m)
The bathroom has a low level dual flush W/C, a pedestal wash basin, a panelled bath with a handheld shower head, a radiator, partially tiled walls, an extractor fan, vinyl flooring and a UPVC double-glazed obscure window to the side elevation.

OUTSIDE

Front

To the front of the property is a driveway providing off-road parking, gated access to the rear garden, a shed and a gravel area.

Rear

To the rear of the property is an enclosed garden with a decked seating area, a lawn, plants and shrubs and fence panelling boundaries.

ADDITIONAL INFORMATION

- Electricity – Mains Supply
- Water – Mains Supply
- Heating – Gas Central Heating – Connected to Mains Supply
- Septic Tank – No
- Broadband – Virgin Media, Openreach
- Broadband Speed - Ultrafast Broadband available with the highest download speed at 1800Mbps & Highest upload speed at 220Mbps
- Phone Signal – Good coverage of Voice, 4G - Some covergae of 5G
- Sewage – Mains Supply
- Flood Risk – No flooding in the past 5 years
- Flood Defenses – No
- Non-Standard Construction – No
- Any Legal Restrictions – No
- Other Material Issues – No

DISCLAIMER

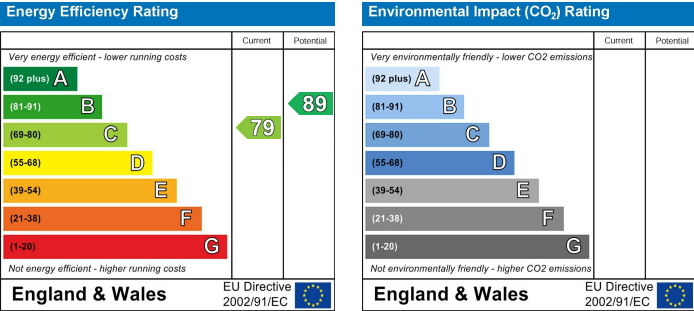
Council Tax Band Rating - South Derbyshire District Council - Band C
This information was obtained through the directgov website. HoldenCopley offer no guarantee as to the accuracy of this information, we advise you to make further checks to confirm you are satisfied before entering into any agreement to purchase.

The vendor has advised the following:
Property Tenure is Freehold

Agents Disclaimer: HoldenCopley, their clients and employees I: Are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. 2: Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and HoldenCopley have not tested any services, equipment or facilities. Purchasers must make further investigations and inspections before entering into any agreement.

Purchaser information -The Money Laundering, Terrorist Financing and Transfer of Funds(Information on the Payer) Regulations 2017(MLR 2017) came into force on 26 June 2017. HoldenCopley require any successful purchasers proceeding with a property to provide two forms of identification i.e. passport or photocard driving license and a recent utility bill or bank statement. We are also required to obtain proof of funds and provide evidence of where the funds originated from. This evidence will be required prior to HoldenCopley removing a property from the market and instructing solicitors for your purchase.

Third Party Referral Arrangements - HoldenCopley have established professional relationships with third-party suppliers for the provision of services to Clients. As remuneration for this professional relationship, the agent receives referral commission from the third-party companies. Details are available upon request.



Hope Way, Swadlincote, Derbyshire DE11 9BL

HoldenCopley
PREPARE TO BE MOVED



FLOORPLAN IS FOR ILLUSTRATIVE PURPOSES ONLY

All measurements walls, doors, windows, fittings and appliances, their sizes and locations are an approximate only. They cannot be regarded as being a representation by the seller nor their agent and is for identification only. Not to scale.
© HoldenCopley

0115 8963 699

30 Market Place, Long Eaton, NG10 1LT

longeatonoffice@holdencopley.co.uk

www.holdencopley.co.uk

Agents Disclaimer: HoldenCopley, their clients and employees I: Are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. 2: Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and HoldenCopley have not tested any services, equipment or facilities. Purchasers must make further investigations and inspections before entering into any agreement.