

# HoldenCopley

PREPARE TO BE MOVED

Fowler Close, Swadlincote, Derbyshire DE11 7FX

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Guide Price £265,000

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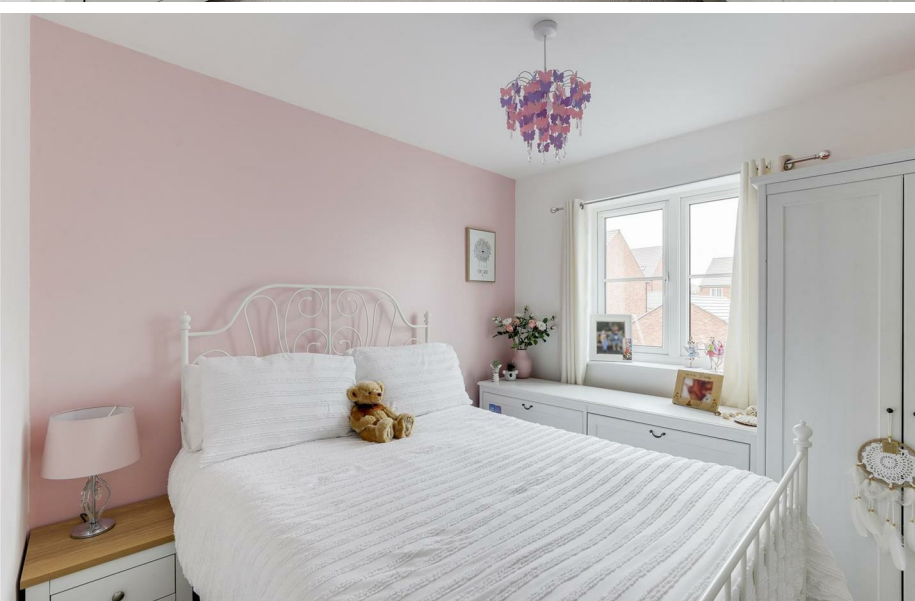
GUIDE PRICE £265,000 - £280,000

BEAUTIFULLY PRESENTED THROUGHOUT...

This beautifully presented three-bedroom detached home offers stylish and modern living, making it perfect for anyone looking to move straight in. Conveniently located within close proximity to a variety of local amenities, including shops, excellent transport links, and great school catchments, this property is ideal for families and professionals alike. The ground floor features an entrance hall leading to a convenient W/C, a spacious and well-lit reception room, and a modern fitted kitchen-diner. Designed for both functionality and style, the kitchen is complete with sleek fittings and ample storage, while double French doors open directly onto the rear garden, creating a seamless indoor-outdoor flow. Upstairs, the first floor boasts three well-proportioned bedrooms, including a master bedroom with its own private en-suite, as well as a contemporary three-piece family bathroom. Additionally, there is access to the loft, providing valuable extra storage space. Externally, the property benefits from a driveway, a garage, and a private south-facing rear garden, featuring a well-kept lawn—perfect for relaxing or entertaining. Immaculate throughout and finished to a high standard, this modern home offers a fantastic opportunity for buyers seeking move-in-ready accommodation in a well-connected location.

MUST BE VIEWED





- Detached House
- Three Bedrooms
- Spacious Reception Room
- Modern Fitted Kitchen-Diner
- Ground Floor W/C
- Three Piece Bathroom Suite & En-Suite
- Off-Road Parking & Garage
- Private South-Facing Rear Garden
- Beautifully Presented Throughout
- Must Be Viewed











GROUND FLOOR

Entrance Hall

6’7" x 5’10" (max) (2.01m x 1.78m (max))

The entrance hall has wood-effect flooring, carpeted stairs, a radiator and a single composite door providing access into the accommodation.

W/C

5’5" x 3’4" (1.67m x 1.02m )

This space has a low level flush W/C, a pedestal wash basin with a tiled splashback, wood-effect flooring, a radiator and an extractor fan.

Living Room

16’11" x 9’6" (5.16m x 2.91m )

The living room has UPVC double-glazed windows to the front and side elevations, carpeted flooring, two radiators and a TV point.

Kitchen-Diner

16’10" x 9’0" (5.14m x 2.76m )

The kitchen-diner has a range of fitted base and wall units with worktops, an integrated oven and dishwasher, a gas hob with an extractor hood, a stainless steel sink with a drainer, wood-effect flooring, a radiator, UPVC double-glazed windows to the front and side elevations and UPVC double French doors providing access out to the garden.

Utility Room

6’7" x 5’6" (max) (2.02m x 1.68m (max))

The utility room has fitted base and wall units with a worktop, space and plumbing for a washing machine, wood-effect flooring, a radiator and an extractor fan.

FIRST FLOOR

Landing

10’9" x 9’7" (max) (3.29m x 2.94m (max))

The landing has a UPVC double-glazed window to the rear elevation, carpeted flooring, a radiator and provides access to the first floor accommodation.

Master Bedroom

13’3" x 12’7" (max) (4.04m x 3.85m (max))

The main bedroom has UPVC double-glazed windows to the front and side elevations, carpeted flooring, a radiator and access into the en-suite.

En-Suite

7’4" x 4’8" (max) (2.24m x 1.44m (max))

The en-suite has a low level flush W/C, a pedestal wash basin with a tiled splashback, a fitted shower enclosure with a mains-fed shower, vinyl flooring, a radiator, partially tiled walls, an extractor fan and a UPVC double-glazed obscure window to the side elevation.

Bedroom Two

12’7" x 10’0" (max) (3.86m x 3.07m (max))

The second bedroom has a UPVC double-glazed window to the front elevation, carpeted flooring, a radiator, a built-in cupboard and access into the loft.

Bedroom Three

8’10" x 6’9" (2.70m x 2.08m )

The third bedroom has a UPVC double-glazed window to the side elevation, carpeted flooring, a radiator and a UPVC double-glazed window to the side elevation.

Bathroom

7’2" x 5’7" (max) (2.19m x 1.71m (max))

The bathroom has a low level flush W/C, a pedestal wash basin with a tiled splashback, a fitted panelled bath with an electric shower and a glass shower screen, vinyl flooring, a radiator, an extractor fan and a UPVC double-glazed obscure window to the side elevation.

Garage

19’8" x 10’2" (6.00m x 3.11m )

The garage has lighting, power points and an up and over garage door.

OUTSIDE

Outside there is a driveway, a garage and a private south-facing garden with a lawn and a single wooden gate.

ADDITIONAL INFORMATION

Electricity – Mains Supply

Water – Mains Supply

Heating – Gas Central Heating – Connected to Mains Supply

Septic Tank – No

Broadband Speed - Ultrafast - 1800 Mbps (Highest available download speed)

220 Mbps (Highest available upload speed)

Phone Signal – 3G, 4G & 5G available

Sewage – Mains Supply

Flood Risk – No flooding in the past 5 years

Very low risk of flooding

Non-Standard Construction – No

Any Legal Restrictions – No

Other Material Issues – No

DISCLAIMER

Council Tax Band Rating - South Derbyshire Council - Band D

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

Service Charge in the year marketing commenced (£PA): Approximately £180, this will be payable once the the development is complete.

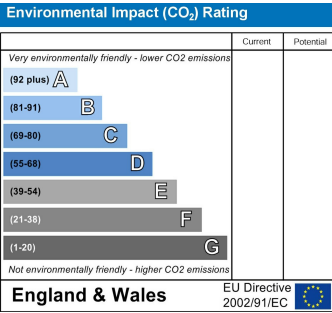
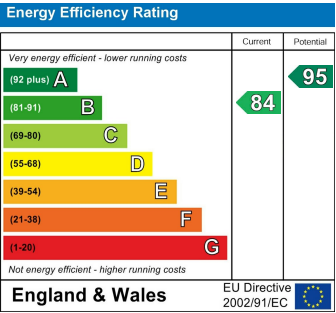
The information regarding service charge has been obtained from the vendor.

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 information will be confirmed by your solicitor via the management pack and Landlord pack where applicable. We strongly recommended that you contact your solicitor before entering into negotiations to confirm the accuracy of information.

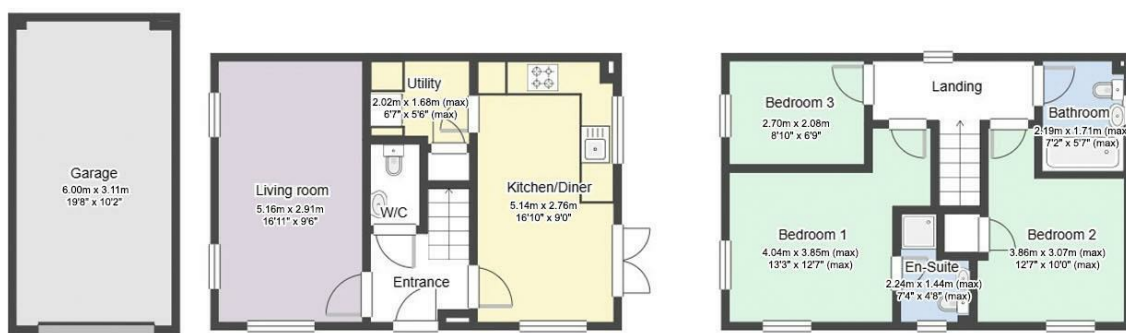
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Purchaser information -The Money Laundering, Terrorist Financing and Transfer of Funds(Information on the Payer) Regulations 2017(MLR 2017) came into force on 26 June 2017. HoldenCopley require any successful purchasers proceeding with a property to 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.

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# Fowler Close, Swadlincote, Derbyshire DE11 7FX



## 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.  
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