



Thompson Close, Swadlincote, DE11 8NB

Asking Price £335,000



# Thompson Close, Swadlincote

## \*\* STUNNING FAMILY HOME \*\* DESIRABLE DEVELOPMENT\*\*

A Modern Detached Family Home located on this desirable development within Swadlincote. The property provides spacious family accommodation of generous proportions with the benefit of uPVC double glazing and gas central heating.

The home opens with a welcoming reception hallway with guest cloakroom WC, lounge on the front aspect with a walk-in bay window, double doors through to the separate dining room with French patio door leading onto the garden. The original integral garage has been fully converted to create the 5th Bedroom/ optional study with a utility room to the rear, both with access from the hallway.

The dining kitchen has a wide selection of fitted base and eye level wall units, built-in oven and hob, with a spacious dining area and back door to the rear garden.

The first floor has a central landing with internal door to the master bedroom suite with built-in wardrobes and en-suite shower room, three further generous bedrooms and central fitted family bathroom.

Outside the home occupies an established plot with front driveway for several vehicles and an enclosed rear garden with paved patio and lawn.



## The Accommodation

### Entrance Hallway

From covered external porch enter via front door with opaque glazed side panel, light oak effect laminate flooring, radiator, stairs to upper floor, a useful under-stairs cupboard, office (potential bedroom 5), lounge, utility room, kitchen & guest cloakroom.

### Guest Cloakroom

White corner basin with tiled splashback, WC, radiator.

### Lounge

4.67m x 3.73m (15'4 x 12'3)

With radiators, walk-in bay window to front, glazed doors through to the dining room.

### Dining Room

3.43m x 3.38m (11'3 x 11'1)

With radiator, door to kitchen, French doors to the rear garden.

### Bedroom 5/ Optional Study

3.33m x 2.31m (10'11 x 7'7)

A versatile space as either a home office following conversion from the integral garage, or potential use as bedroom 5 with radiator and window to the front aspect.

### Dining Kitchen

4.37m max x 4.04m max (14'4 max x 13'3 max)

Range of light oak effect wall and base units with complementary oak effect "Butcher`s Block" worktops, tiled splashbacks, stainless steel sink with mixer taps, tiled flooring, radiator, integral oven & grill, gas hob, spacious dining area, door to dining room, window to rear and part-glazed uPVC door to the side.

### Utility Room

2.31m x 1.40m (7'7 x 4'7)

Vinyl flooring, appliance spaces, grey worktops, wall-mounted gas central heating boiler.

### First Floor Landing

Stairs & Landing carpeted, white spindles / newel posts / balustrades, loft access, doors off to bedrooms, airing cupboard and bathroom.

### Master Bedroom

4.17m to wardrobes x 3.30m (13'8 to wardrobes x 10'10)

With radiator, built-in wardrobes, door to en-suite, window to front the front elevation.

### En-suite Shower Room

Fitted with a white shower room suite comprising WC, basin shower cubicle with gravity fed shower, fixed glass shower screen, radiator, vinyl flooring, tiled splashback to basin area, tiling to wall within shower area, extractor fan, door to built-in storage cupboard, opaque window to rear aspect.

### Bedroom Two

3.38m to wardrobe x 2.79m (11'1 to wardrobe x 9'2)

With radiator, built-in wardrobe and window on the front elevation.

### Bedroom Three

2.90m max x 2.82m max (9'6 max x 9'3 max)

With radiator, built-in wardrobe, window to rear aspect overlooking the garden.

### Bedroom Four

2.54m x 2.41m (8'4 x 7'11)

With radiator and window to rear overlooking the garden.

### Bathroom

Fitted with a modern white suite comprising WC, basin, bath, tiled splashbacks, radiator, tile effect laminate flooring, extractor fan and opaque window to the side.

### Outside

A front block paved driveway providing off road parking for two vehicles, lawn area with tree, miscellaneous shrubs and planting, gravelled area, gated access to rear.

The rear enclosed garden with paved patio / seating area, lawn area bordered with miscellaneous shrubs and planting, wooden storage shed and side gated access to the front.

Draft details awaiting vendor approval subject to change.

The property is currently tenanted, and will be offered with vacant possession. With tenanted homes this can cause delay to the sale process.

Property construction: Standard

Parking: Driveway

Electricity supply: Mains

Water supply: Mains

Sewerage: Mains

Heating: Mains Gas

Council Tax Band: D

Broadband type: TBC - See Ofcom link for speed: <https://checker.ofcom.org.uk/> Mobile

signal/coverage: See Ofcom link <https://checker.ofcom.org.uk/>

Local Authority: South Derbyshire Council

Useful Websites: [www.gov.uk/government/organisations/environment-agency](http://www.gov.uk/government/organisations/environment-agency)

The property information provided by Nicholas Humphrey Estate Agents is based on enquiries made of the vendor and from information available in the public domain. If there is any point on which you require further clarification, please contact the office and we will be pleased to check the information for you. Please note if your enquiry is of a legal or structural nature, we advise you to seek advice from a qualified professional in their relevant field.

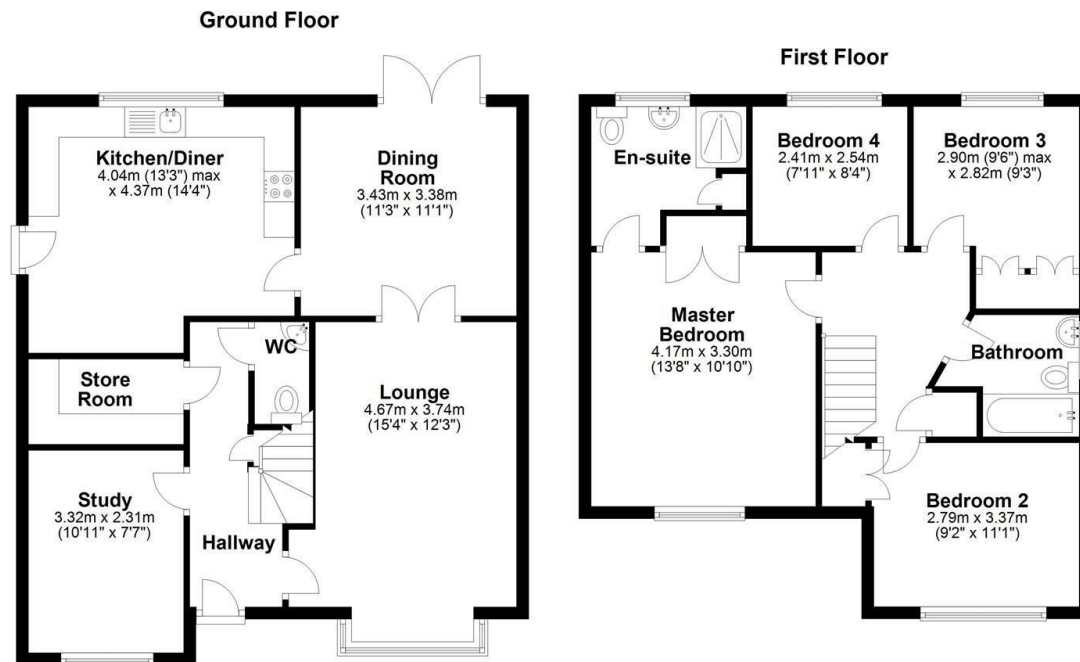












This Floorplan is for illustrative purposes only and while reasonable efforts have been made to ensure its accuracy, it is not to scale and measurements should not be relied upon. For display and layout purpose only, as a general indication of the layout. It does not form any part of any contract or warranty.  
Plan produced using PlanUp.



Council Tax Band D

Freehold

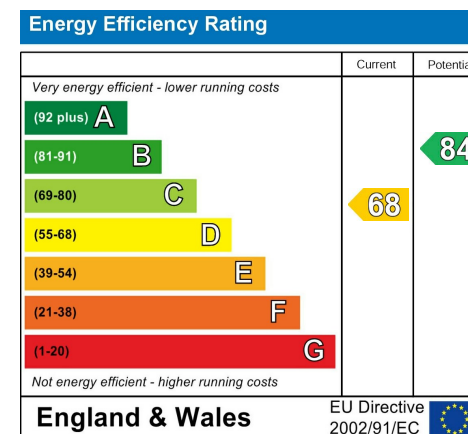
**Services.** If & where stated in the details main's water, gas and electricity are understood to be available to the property, none of these have been tested or investigated for connection, nor any of the appliances attached thereto, have been tested by Nicholas Humphreys, who gives no warranties as to their condition or working order.

**Money Laundering.** Under the Protecting Against Money Laundering and Proceeds of Crime Act 2002, we must point out that any successful purchasers proceeding with the purchase will be asked for identification ie: Passport, Driving Licence, and recent Utility Bill. This evidence will be required prior to solicitors being instructed in the purchase of a property.

**Survey.** We advise all buyers to undertake their own investigations into the condition of the property and surroundings by an independent survey. We the Agent do not conduct a survey of the property and cannot advise on structural defects or materials used. Independent advice is required before exchange and completion.

**Agent Note.** Whilst every care has been taken in preparation of these details, they are for guidance purpose only. All measurements are approximate, and whilst every care has been taken for accuracy, their accuracy should not be relied upon. Buyers are advised to recheck measurements and inspect the property before exchange of contracts to confirm they are satisfied with the condition of the property and surroundings before completion of the purchase. New development sites are increasingly implementing an on-site annual management charge, all sale of property could be subject to this charge, to be verified & confirmed by your acting solicitor/ conveyancer before exchange of contracts.

**Selective License Areas.** The Council's Selective Licensing Scheme requires all landlords who privately rent out properties within the designated areas to obtain a licence from the council. Within Burton on Trent the following streets have been designated: Blackpool Street, Branston Road, Broadway Street, Goodman Street, King Street, Queen Street, Shobnall Street, Uxbridge Street & Waterloo Street. A license fee for application will be payable and work to the home may be required. Full information: <https://www.eaststaffsbc.gov.uk/housing-and-property/landlords/selective-licensing-scheme>



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