



11 Devon Close, Swadlincote, DE12 6HT

£320,000

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Brief Description

This DELIGHTFUL THREE DOUBLE BEDROOMED extended detached house is located on a quiet cul-de-sac on Devon Close, Moira. Offering a blend of modern living and charming character. Spanning an impressive 1,511 square feet, the property is beautifully presented and enjoys a PRIVATE OUTLOOK TO THE REAR, making it an ideal retreat, while being conveniently close to the AMENITIES OF THE DESIRABLE ASHBY-DE-LA-ZOUCH.

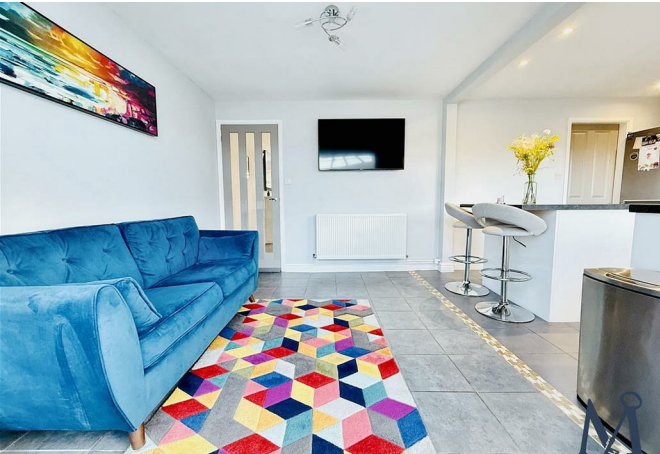
Upon entering, you are welcomed by a SPACIOUS ENTRANCE PORCH that features a handy storage cloak cupboard, a GROUND FLOOR WC, and access to the inviting living room. This room boasts a stylish tiled floor, a STRIKING FLOOR-TO-CEILING WINDOW, and a combination of wall-mounted lights and ceiling spotlights. The focal point is undoubtedly the FIREPLACE WITH A LIVING FLAME EFFECT, complemented by an elegant staircase leading to the first floor, adorned with an OAK BANISTER AND GLASS BALUSTRADE.

At the rear of the property, you will find a STUNNING AND VERSTATILE OPEN PLAN LIVING, KITCHEN AND DINING AREA. The kitchen is equipped with MODERN WHITE GLOSS UNITS, a central island breakfast bar, a free-standing double oven and grill, and an integrated dishwasher, all enhanced by ceiling spotlights and a tiled floor. This FLEXIBLE SPACE allows for various configurations, whether you prefer a dining table or a cosy sofa arrangement. Additionally, the UTILITY ROOM PROVIDES EXTRA STORAGE and convenient access to the integrated TANDEM GARAGE.

Upstairs, the property features three generously sized double bedrooms and a SPACIOUS SHOWER ROOM, WHICH OFFERS POTENTIAL for further enhancements due to it's size. The current three-piece white suite is both functional and stylish.

The rear garden is a DELIGHTFUL OUTDOOR SPACE, featuring a large paved patio, a lawned area with mature shrubs and trees, and a charming garden shed. The front garden is equally appealing, laid to lawn with a mature tree, and a pressed concrete driveway that provides OFF-ROAD PARKING FOR MULTIPLE VEHICLES.

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ON THE GROUND FLOOR

Entrance Porch	
Ground Floor WC	
Living Room	15'0" x 17'2" (4.57m x 5.23m)
Kitchen	9'3" x 9'8" (2.82m x 2.95m)
Living Area	9'10" x 10'1" (3.00m x 3.07m)
Dining Area	9'1" x 10'2" (2.77m x 3.10m)
Utility Room	4'3" x 6'3" (1.30m x 1.91m)

ON THE FIRST FLOOR

Landing	
Bedroom 1	14'4" x 10'2" (4.37m x 3.10m)
Bedroom 2	9'11" x 9'5" (3.02m x 2.87m)
Bedroom 3	9'4" x 11'0" (2.84m x 3.35m)



Family Shower Room

5'3" x 13'5" (1.60m x 4.09m)

ON THE OUTSIDE

Front Garden

Rear Garden

Driveway

Tandem Garage

10'3" x 28'7" (3.12m x 8.71m)



Key Features

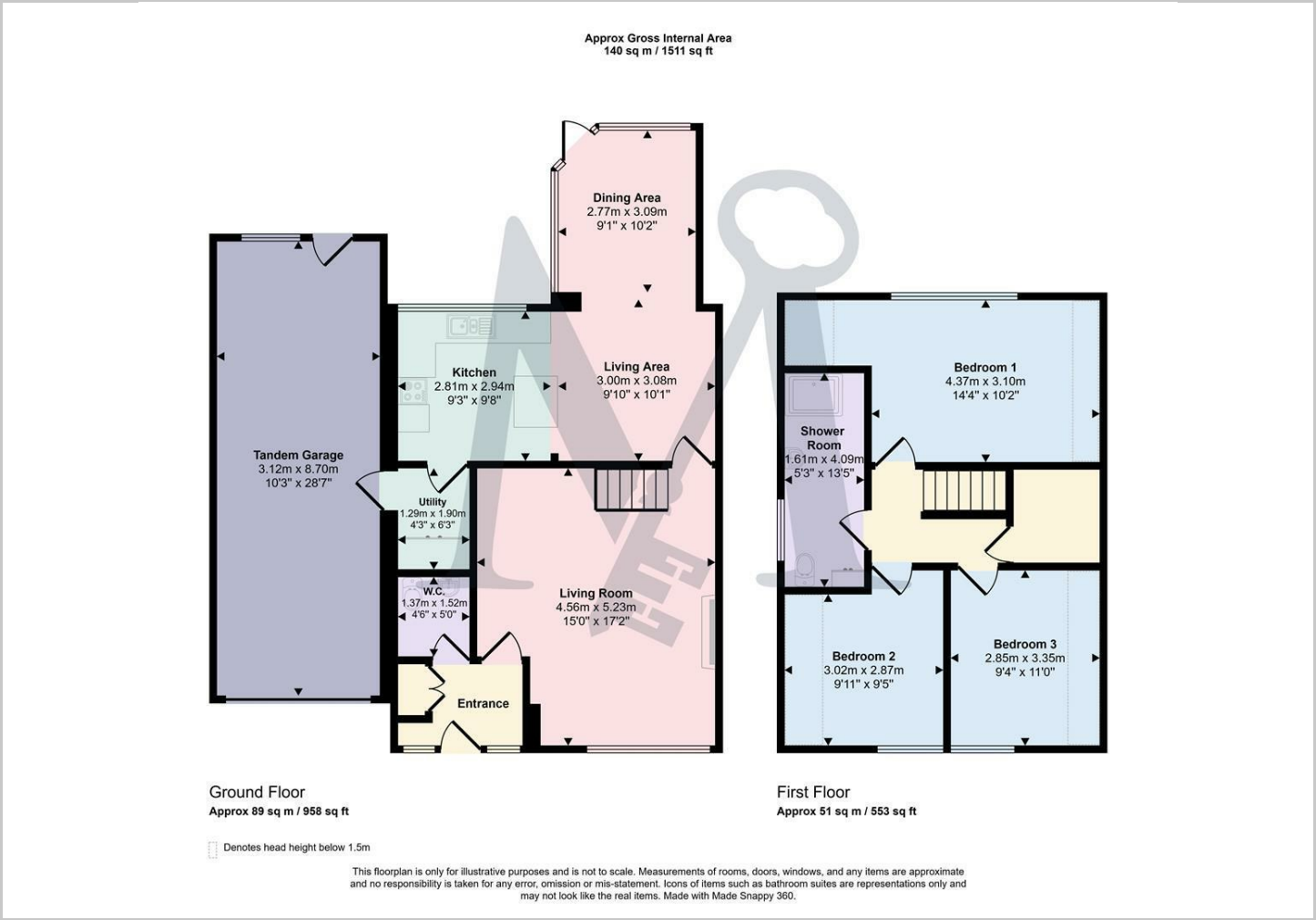
- Three Double Bedrooms
- Stunning Open Plan Living Kitchen Diner
- Entrance Porch & Ground Floor WC
- Large Private Garden To Rear
- Fantastic Tandem Garage
- Quiet Cul-De-Sac-Location
- Spacious & Beautifully Appointed Lounge
- Contemporary First Floor Shower Room
- Parking For Multiple Vehicles
- Virtual Property Tour Available







Floor Plans



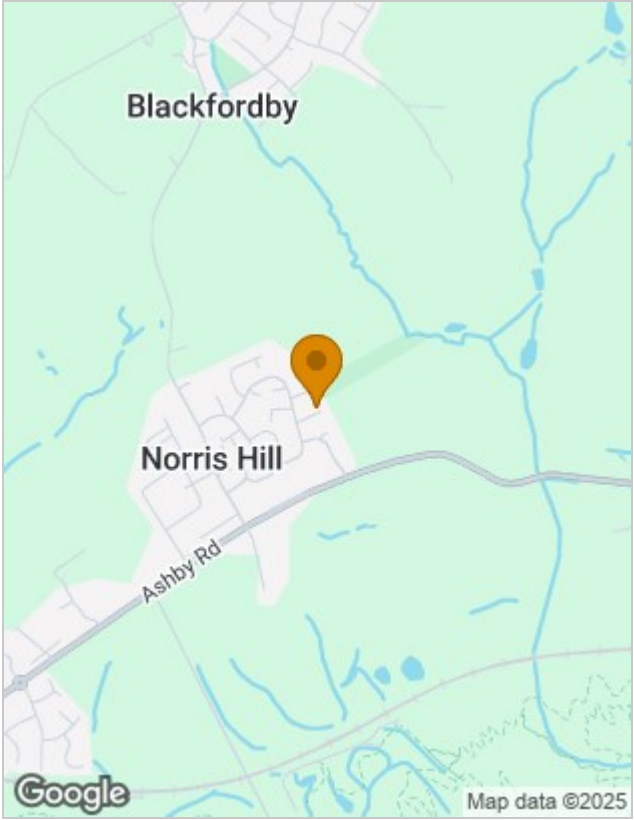
Viewing

Please contact our Maynard Estates Office on 01530 682886 if you wish to arrange a viewing appointment for this property or require further information.

The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing.

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Location Map



Energy Performance Graph

