



Stirling Road, Swadlincote



4



2



2



£355,000



## Key Features

- Executive Four Bedroom Detached Family Home
- Master Bedroom With En-Suite
- Open Plan Dining Kitchen
- Recently Landscaped Rear Garden
- Parking For Up To Four Vehicles
- Detached Single Garage
- No Chain
- EPC rating B
- Freehold





Newton Fallowell are pleased to be able to offer for sale this immaculately presented, better than new, four bedroomed detached family home on the desirable residential development in Midway Swadlincote. In brief the accommodation comprises: - entrance hall, guest cloak room, lounge, dining kitchen, study and on the first floor a landing leads to four double bedrooms, the master with en-suite and family bathroom. Outside the property benefits from a good sized plot, extra parking, no neighbouring property to one side and a detached single garage. Viewings are highly recommended.

#### Accommodation In Detail

Composite front door leading to:

#### Entrance Hall

having staircase rising to first floor, cupboard housing the consumer unit and media points, one central heating radiator and Upvc double glazed window to side elevation.

#### Dining Kitchen 5.85m x 3.13m (19'2" x 10'4")

having a range of base and wall mounted units, wood effect laminate work top, under counter lighting, Metro style splashback, four ring gas hob with extractor over, double oven, integrated fridge/freezer, washer dryer and dishwasher, cupboard housing gas fired boiler, stainless steel sink and drainer, understairs cupboard, breakfast bar, two central heating radiators, two Upvc double glazed windows to side elevation, one Upvc double glazed window to rear and Upvc double glazed French doors leading out to rear garden.

#### Lounge 5.16m x 3.3m (16'11" x 10'10")

having all media points, one central heating radiator, Upvc double glazed windows to front elevation and Upvc double glazed French doors to rear.

#### Study 2.8m x 2.33m (9'2" x 7'7")

having one central heating radiator and Upvc double glazed windows to front and side elevations.

#### Guest Cloak Room 1.89m x 1.07m (6'2" x 3'6")

having low level wc with hidden cistern, pedestal wash basin with chrome mixer tap and tiled splashback, one central heating radiator and frosted Upvc double glazed window to front elevation.

#### On The First Floor

#### Landing

having access to loft space, one central heating radiator, Upvc double glazed window to rear elevation and cupboard housing hot water cylinder.

#### Master Bedroom 3.58m x 3.3m (11'8" x 10'10")

having space for double wardrobes, one central heating radiator and Upvc double glazed window to rear elevation.

#### En-Suite 2.62m x 1.19m (8'7" x 3'11")

having low level wc with hidden cistern, half pedestal wash basin with chrome mixer tap, fully enclosed shower cubicle with glass sliding door and chrome thermostatic shower, full tiling to shower cubicle, shaver point, extractor fan, chrome heated towel radiator and frosted Upvc double glazed window to front elevation.

#### Bedroom Two 3.26m x 3.13m (10'8" x 10'4")

having one central heating radiator and Upvc double glazed windows to rear and side elevations with fitted blinds.

#### Bedroom Three 3.21m x 2.4m (10'6" x 7'11")

having one central heating radiator and two Upvc double glazed windows to side and rear elevations with fitted blinds.

#### Bedroom Four 3m x 2.68m (9'10" x 8'10")

having one central heating radiator, Upvc double glazed window to front elevation with fitted blinds.





### Family Bathroom

having low level wc with hidden cistern, half pedestal wash basin with chrome mixer tap, bath with glass shower screen and electric shower over together with chrome fittings, shaver point, chrome heated towel radiator, extractor fan and frosted Upvc double glazed window to side elevation.

### Outside

The property has a double length tandem driveway leading to a single detached garage. To the front is a patio area providing parking for another two vehicles and bounded by a railed fence. To the rear is an enclosed garden which is fenced and wall, there is space for a garden shed, large paved patio area ideal for entertaining, recently landscaped artificial lawned area which is bordered with railway sleepers and gravel.

### Services

All mains services are believed to be connected to the property.

### Measurement

The approximate room sizes are quoted in metric. The imperial equivalent is included in brackets.

### Tenure

Freehold - with vacant possession upon completion. Newton Fallowell recommend that purchasers satisfy themselves as to the tenure of the property and we would recommend that they consult a legal representative such as a Solicitor appointed in their purchase.

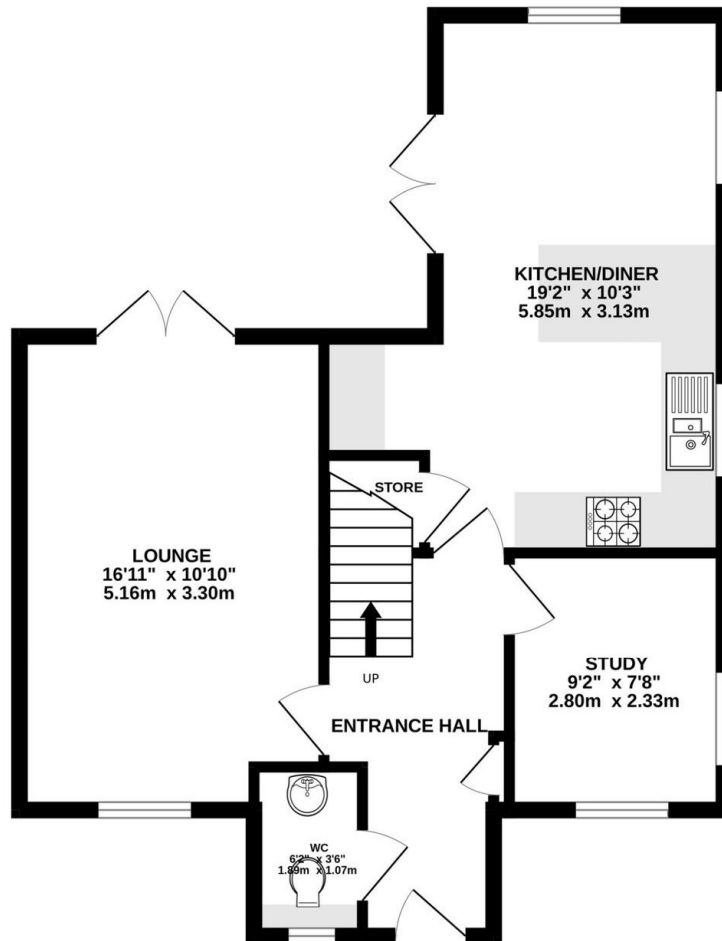
### Note

The services, systems and appliances listed in this specification have not been tested by Newton Fallowell and no guarantee as to their operating ability or their efficiency can be given.

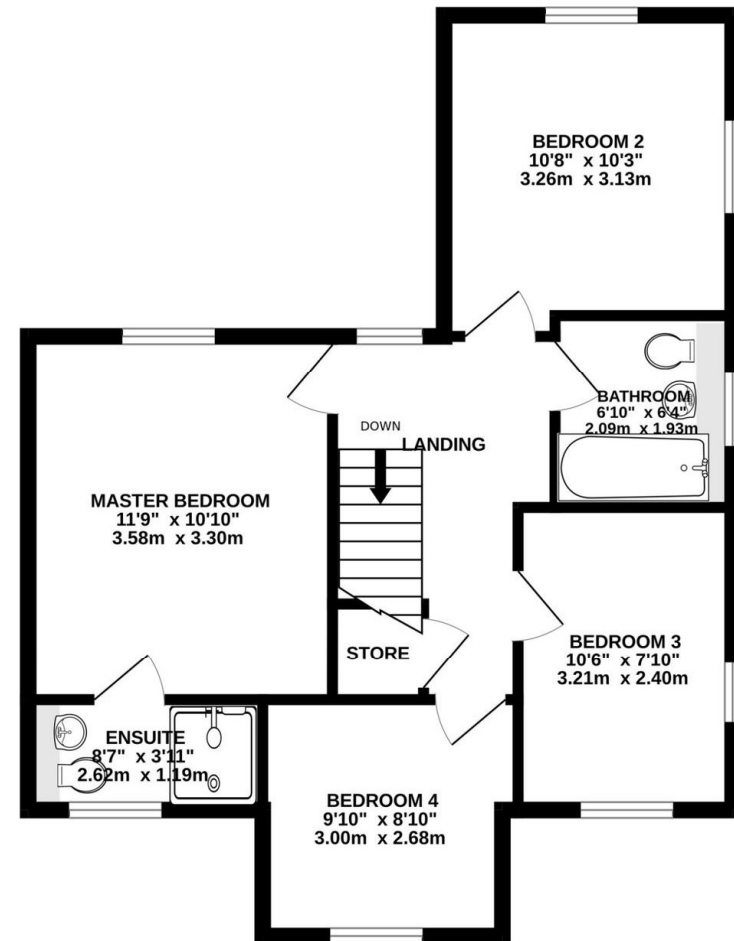




GROUND FLOOR  
580 sq.ft. (53.9 sq.m.) approx.



1ST FLOOR  
580 sq.ft. (53.9 sq.m.) approx.



TOTAL FLOOR AREA : 1160 sq.ft. (107.7 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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