



Bretby Hollow, Swadlincote



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Offers in excess of £400,000



Key Features

- Detached Executive Family Home
- Four Bedrooms
- Large Living Accommodation
- Two Reception Rooms
- Master Bedroom With En-Suite & Dressing Area
- Immaculately Presented Family Bathroom
- EPC rating C
- Freehold





Newton Fallowell are pleased to be able to offer for sale this spacious executive detached four bedroomed family home in the exclusive development at Bretby Hollow. With spacious living accommodation on offer the property benefits from having master bedroom with en-suite, matching family bathroom, neutral decor throughout, detached double garage which provides a home office and being one of the biggest plots on the development. This property is ideal for any family looking for an exclusive location. In brief the accommodation comprises: - entrance hall, lounge, dining room, breakfast kitchen, utility room, guest cloak room and on the first floor a landing leads to the master bedroom with en-suite and dressing area, three further bedrooms and superb family bathroom. Externally the garden has great sized seating areas for entertaining, good sized lawn, plenty of off road parking, detached double garage and home office.

Accommodation In Detail

Wooden double glazed door leading to:

Entrance Hall

having staircase rising to first floor, BT point, understairs storage, thermostat for central heating, one central heating radiator, Amtico flooring and frosted Upvc double glazed window to front elevation.

Guest Cloak Room 1.74m x 1.26m (5'8" x 4'1")

having low level wc, vanity wash basin with chrome tap, tiled splashback, one central heating radiator, Amtico flooring and frosted Upvc double glazed window to front elevation.

Lounge 3.65m x 6.45m (12'0" x 21'2")

having log burner style electric fire with marble hearth and wooden surround, tv aerial point, two central heating radiators, two upvc double glazed windows to front elevation, aluminium double glazed sliding patio doors to rear and double doors leading through to:

Dining Room 3.56m x 3.85m (11'8" x 12'7")

having one central heating radiator and Upvc double glazed bay window to rear elevation.

Breakfast Kitchen 2.68m x 4.8m (8'10" x 15'8")

having range of base and wall mounted units, laminate roll top work surface, mid height electric Neff oven, four ring gas hob with extractor over, sink and drainer with chrome taps, space for dishwasher and American style fridge/freezer, under counter lighting, tiled splashback, tiled flooring, consumer unit for electrics, one central heating radiator and Upvc double glazed window to rear elevation.

Utility Room 1.68m x 1.57m (5'6" x 5'2")

having low level storage units, laminate roll top work surface, stainless steel sink and drainer with chrome tap, space for washing machine and dishwasher, recently fitted Worcester Bosch combination boiler, tiled splashback, tiling to floor, one central heating radiator, two Upvc double glazed windows to front elevation and frosted wooden double glazed door to side.

On The First Floor

Landing

having access to loft space and built-in overstairs storage cupboard.





Master Bedroom 3.5m x 4.08m (11'6" x 13'5")

having two built-in double wardrobes with rails and shelving, tv aerial point, Amtico flooring, one central heating radiator and Upvc double glazed window to front elevation.

Dressing Area 1.6m x 2.3m (5'2" x 7'6")

having two double wardrobes with rails and shelves, Amtico flooring, one central heating radiator and Upvc double glazed window to front elevation.

En-Suite 1.85m x 2.3m (6'1" x 7'6")

having high specification suite with low level wc with hidden cistern, wall mounted vanity wash basin with chrome mixer tap, large shower cubicle with chrome thermostatic waterfall shower and hand held shower, marble effect porcelain tiles, extractor fan, electric light and mirror, matching storage cupboard, feature chrome heated towel radiator and frosted Upvc double glazed window to front elevation.

Bedroom Two 3.06m x 3.47m (10'0" x 11'5")

having two built-in double wardrobes with rails and shelves, wood effect laminate flooring, one central heating radiator and Upvc double glazed window to rear elevation.

Bedroom Three 2.82m x 2.92m (9'4" x 9'7")

having built-in double wardrobe with rails and shelves, wood effect laminate flooring, one central heating radiator and two Upvc double glazed windows to front elevation.

Bedroom Four 2.85m x 2.4m (9'5" x 7'11")

having BT point, wood effect laminate flooring, one central heating radiator and Upvc double glazed window to rear elevation.

Family Bathroom 2.57m x 2.32m (8'5" x 7'7")

having high specification suite comprising low level wc, vanity wash basin with chrome mixer tap, free-standing bath with chrome fittings, large shower cubicle with thermostatic waterfall shower and hand held shower, recessed feature shelving with lighting, electric mirrored shower cabinet with shaver point, marble effect tiling to walls, extractor fan, feature chrome heated towel radiator and frosted Upvc double glazed window to front elevation.



Outside

There is a detached double garage, built into this is the home office. The property has an expansive sweeping driveway providing parking for several vehicles and leading to the garage. There is a lawned fore garden with bushes and plants. To the rear is a fully enclosed garden featuring a large block paved patio, bbq area, raised decked area and the rest of the garden is mainly laid to lawn.

Home Office 2.43m x 3.1m (8'0" x 10'2")

having frosted wooden door and BT points.

Garage 5.14m x 5.02m (16'11" x 16'6")

having two up and over garage doors and power.

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
705 sq.ft. (65.5 sq.m.) approx.



