



Queens Drive, Midway, Swadlincote



£375,000

 4  2  3

Key Features

- Detached Family Home
- Four Bedrooms
- Heavily Extended
- High Specification Throughout
- Large Living Dining Lounge
- Utility Room & Office
- EPC rating D
- Freehold





Newton Fallowell are pleased to be able to offer for sale this heavily extended four bedrooned detached family home which is finished to a high specification throughout. The well designed extensions provide open plan living with a modern day home office and sperate sitting room which makes it ideal for any modern family looking to purchase a property within this area. In brief the accommodation comprises: - porch, entrance hall, living dining lounge, sitting room, utility room, office, guest cloak room and on the first floor a landing leads to master bedroom with en-suite, three further bedrooms and family bathroom. Externally the property benefits from sitting well within a large plot which offers plenty of off road parking to the front, garage and a large well landscaped rear garden which is tiered. Viewings are highly recommended.

Accommodation In Detail

Frosted composite double glazed door with Upvc side panels leading to:

Porch

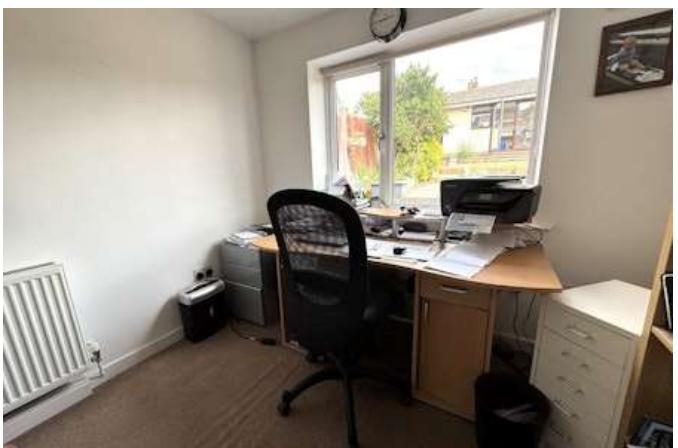
having vaulted ceiling, Upvc double glazed full height window with side and Upvc double door with side panel leading to:

Entrance Hall 1.73m x 3.82m (5'8" x 12'6")

having staircase rising to first floor, BT point, understairs storage and parquet flooring.

Living Dining Lounge

featuring:



Lounge Area 5.1m x 3.89m (16'8" x 12'10")

having multi fuel log burner with tiled surround, pantry style storage cupboards, porcelain tiling to floor and Upvc double glazed high window to side elevation.

Dining Kitchen 5.37m x 3.34m (17'7" x 11'0")

having a range of base and wall mounted units, solid wood work top, breakfast island with matching work top, gas fired Rangemaster with extractor over, under counter lighting, feature vaulted ceiling, feature orangery style skylights, underfloor heating, ceramic sink and drainer with chrome mixer tap, Upvc double glazed window to rear elevation and Upvc double glazed French doors to rear.

Utility Room 2.88m x 3.28m (9'5" x 10'10")

having range of low level storage cupboards, wood effect laminate work surface, space for washing machine, tumble dryer, dishwasher and American style fridge/freezer, one central heating radiator, matching floor tiles, frosted Upvc double glazed window to side elevation and gas fired combination boiler

Guest Cloak Room 2.9m x 1m (9'6" x 3'4")

having low level wc, vanity space saving hand basin with chrome tap, wood effect laminate flooring and chrome heated towel radiator.

Office 2.7m x 2.39m (8'11" x 7'10")

having BT point, consumer unit for electric , access to small loft space, one central heating radiator and Upvc double glazed window to rear elevation.

Sitting Room 3.27m x 4.87m (10'8" x 16'0")

having tv aerial points, electric fire with marble hearth and surround, one central heating radiator and Upvc double glazed window to front elevation.



On The First Floor

Landing

having access to loft space.

Master Bedroom Suite 2.89m x 5.15m (9'6" x 16'11")

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

En-Suite 2.58m x 2.01m (8'6" x 6'7")

having low level wc, vanity hand basin with chrome tap, walk-in shower cubicle with glass shower screen, aqua panelling to walls, chrome thermostatic waterfall hand held shower, low profile shower tray, vinyl flooring, access to loft space, chrome heated towel radiator and frosted Upvc double glazed window to rear elevation.

Bedroom Two 3.3m x 3.8m (10'10" x 12'6")

having built-in triple wardrobe with shelving, one central heating radiator and Upvc double glazed window to rear elevation.

Bedroom Three 3.3m x 3.45m (10'10" x 11'4")

having tv aerial point, one central heating radiator and Upvc double glazed window to front elevation.

Bedroom Four 1.72m x 2.43m (5'7" x 8'0")

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

Family Bathroom 1.72m x 2.43m (5'7" x 8'0")

having low level wc, pedestal wash basin with chrome tap, square edged free-standing bath with chrome fittings, built-in alcove for storage, chrome heated towel radiator and frosted Upvc double glazed window to rear elevation.



Outside

To the front of the property is a large block paved driveway providing parking for several vehicles and leading to the integral garage. To the rear is a fully enclosed garden which is tiered, the bottom tier is a large patio area for seating, the second tier is mainly laid to lawn and a paved pathway leads round and up to the final tier which has a further patio area, substantial brick built garden shed and a further shed for storage.

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

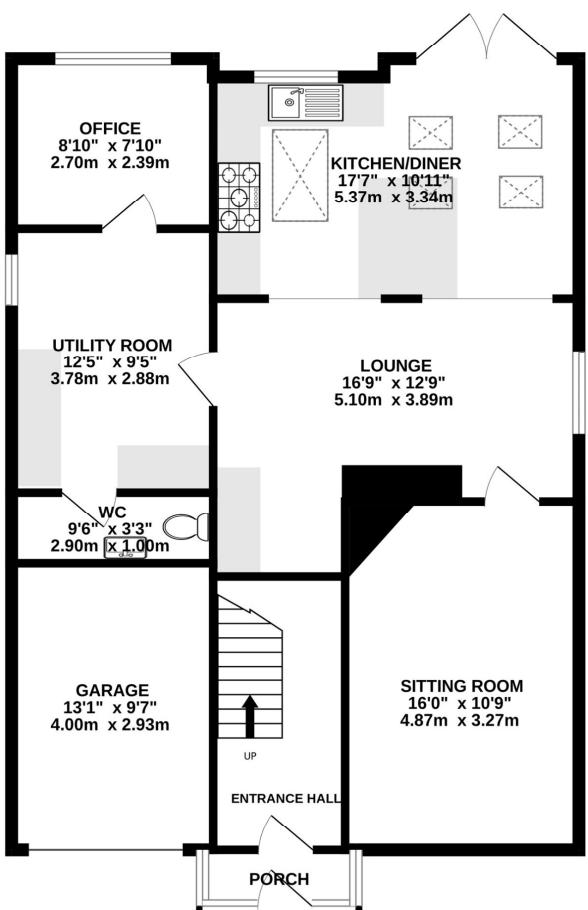
Freehold - with vacant possession upon completion. Newton Fallowell recommend that purchasers satisfy themselves as to the tenure of the property and we would recommend that they consult a legal representative such as a Solicitor appointed in their purchase.

Note

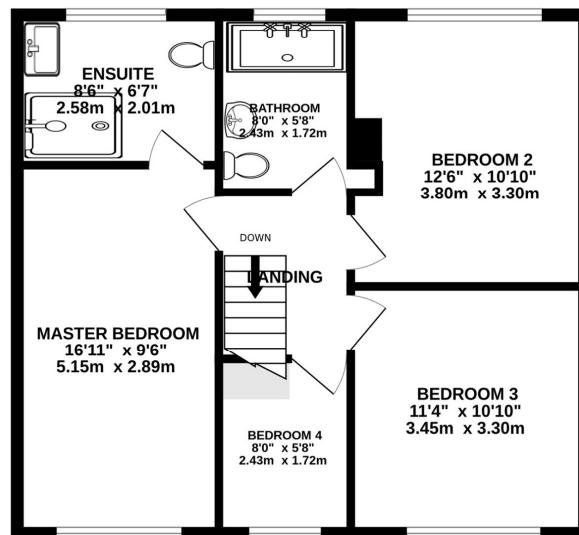
The services, systems and appliances listed in this specification have not been tested by Newton Fallowell and no guarantee as to their operating ability or their efficiency can be given. Anti-Money Laundering Regulations – Intending purchasers will be required to provide identification documents via our compliance provider, Coadjute, at a cost of £45 plus VAT per transaction. This will need to be actioned at the offer stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.



GROUND FLOOR
940 sq.ft. (87.4 sq.m.) approx.



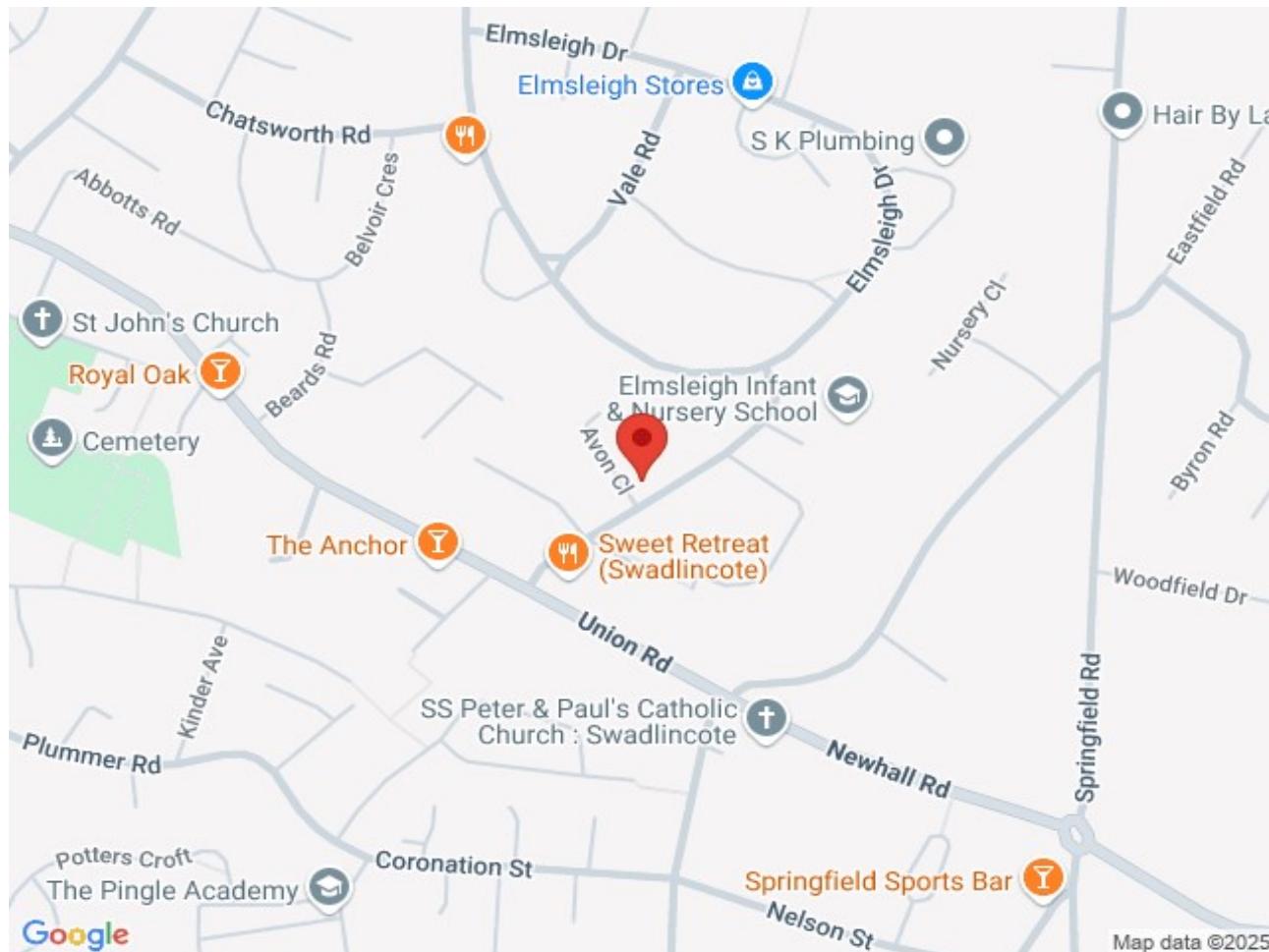
1ST FLOOR
617 sq.ft. (57.3 sq.m.) approx.



TOTAL FLOOR AREA : 1557 sq.ft. (144.7 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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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs:		
(92+)	A	
(81-91)	B	
(69-80)	C	
(55-68)	D	
(39-54)	E	
(21-38)	F	
(1-20)	G	
Not energy efficient - higher running costs		
England & Wales	63	75
EU Directive 2002/91/EC		
WWW.EPC4U.COM		

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