



Bells End Road, Swadlincote



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£285,000



Key Features

- Spacious Semi Detached Home
- Three Bedrooms
- Three Reception Rooms
- Driveway & Garage
- Beautiful Landscaped Rear Garden
- Well Presented Throughout
- EPC rating TBC
- Freehold





Newton Fallowell are pleased to be able to offer for sale this beautifully presented spacious family semi detached home located in the ever popular village of Walton on Trent. The property is approached by an impressive driveway and forecourt which gives access to a garage. In brief the accommodation comprises: - entrance porch, entrance hall, guest cloak room, bay windowed front sitting room, fabulous rear sitting room, beautifully fitted kitchen, garden room, utility room and on the first floor a landing leads to three well proportioned bedrooms, sumptuously appointed shower room and separate shower room. Outside to the rear is a beautiful hard landscaped garden with seating and raised borders together with garden store.

Accommodation In Detail

Open Canopied Entrance 3.8m x 0.83m (12'6" x 2'8")

having glazed panels, low intensity spotlights to ceiling and half glazed door leading to:

Entrance Hall 3.24m x 2.38m (10'7" x 7'10")

having quality fitted laminate flooring, one double central heating radiator, useful understairs storage cupboard, low intensity spotlights to ceiling and fitted smoke alarm.

Guest Cloak Room

having low level wc, obscure Upvc double glazed window to side elevation and low intensity spotlights to ceiling.

Front Reception Room 4.53m x 3.27m (14'11" x 10'8")

having Upvc double glazed bow window to front elevation, one double central heating radiator, low intensity spotlights to ceiling and feature chimney breast with inset fire.

Rear Sitting Room 4.51m x 3.23m (14'10" x 10'5"8")

having quality fitted laminate flooring, low intensity spotlights to ceiling, charcoal coloured vertical contemporary central heating radiator and Upvc double glazed French doors with double glazed lights to either side opening out to the landscaped rear garden.

Kitchen 3.21m x 2.41m (10'6" x 7'11")

having a lovely array of high gloss light grey base and eye level units with complementary rolled edged working surfaces, stainless steel sink and draining unit with swan neck mixer tap over, concealed under unit lighting, gas cooker point, integrated dishwasher, Rangemaster extraction unit, dual fuel Rangemaster range with double oven, grill and warming oven together with five ring gas hob and electric hotplate, Upvc double glazed window to rear elevation, low intensity spotlights to ceiling and Upvc double glazed door leading through to:

Garden Room 3.5m x 3.84m (11'6" x 12'7")

having half obscure Upvc double glazed door to front passageway, Upvc double glazed window and door to rear with built-in blinds, tri-polycarbonate panelled roof, fitted laminate flooring and one central heating radiator.

Utility Room 2.28m x 2.22m (7'6" x 7'4")

having a good array of fitted white base and wall mounted units, low intensity spotlights to ceiling, fitted laminate flooring and Upvc double glazed window to side elevation.

Side Passageway

having courtesy access door to garage.

Garage 2.53m x 5.08m (8'4" x 16'8")

having roller shutter electric remote controlled garage door, ample lighting and power.



On The First Floor

Half Landing

having twin obscure double glazed windows to front elevation.

Main Landing

having Upvc double glazed window to front elevation and low intensity spotlights to ceiling.

Master Bedroom

having Upvc double glazed window to front elevation, one central heating radiator, coving to ceiling and two double built-in wardrobes with sliding doors.

Bedroom Two 3.26m x 2.2m (10'8" x 7'2")

having Upvc double glazed window to rear elevation, one central heating radiator, coving to ceiling and access to loft via retractable ladder. We understand that there is lighting and power available in the loft.

Bedroom Three 2.22m x 3.3m (7'4" x 10'10")

having Upvc double glazed window to rear elevation, one central heating radiator and coving to ceiling.

Sumptuously Appointed Shower Room 3.04m x 2.44m (10'0" x 8'0")

having 'His & Hers' vanity wash basins, large over-sized shower enclosure with Drenche shower, bidet, low level wc, aqua board panelling to walls, fitted drawers and cupboards, one housing the fitted Ideal combination gas fired central heating boiler, LED lighting and extractor vent.

Separate Shower Room

having folding door and electric shower, obscure Upvc double glazed window to side elevation and low intensity spotlights to ceiling.



Outside

To the front of the home is an extremely deep block paved driveway and forecourt providing parking for numerous vehicles, beyond which lies a lawned fore garden, there is electric provided at the entrance giving the possibility of electric gates, the driveway leads to an attached garage. To the rear is an extremely pleasant, private, hard landscaped garden with lovely seating and patio areas, raised borders, useful garden store having power, external lighting, power and water supply.

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

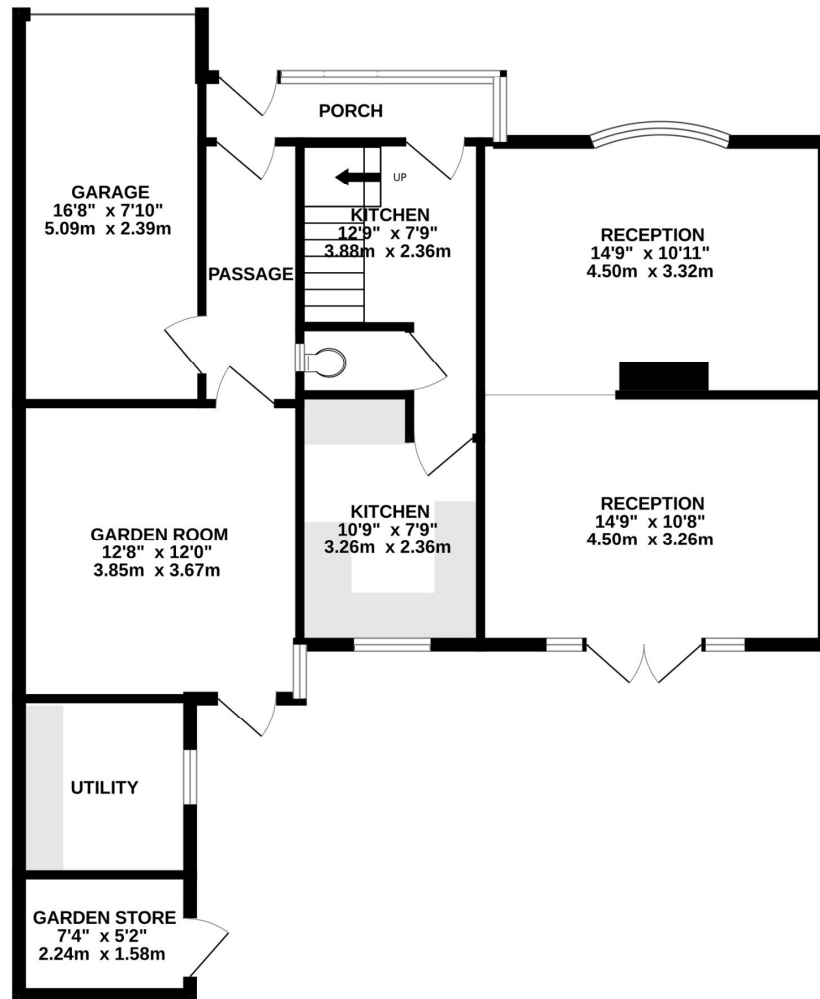
Freehold - with vacant possession upon completion. Newton Fallowell recommend that purchasers satisfy themselves as to the tenure of the property and we would recommend that they consult a legal representative such as a Solicitor appointed in their purchase.

Note

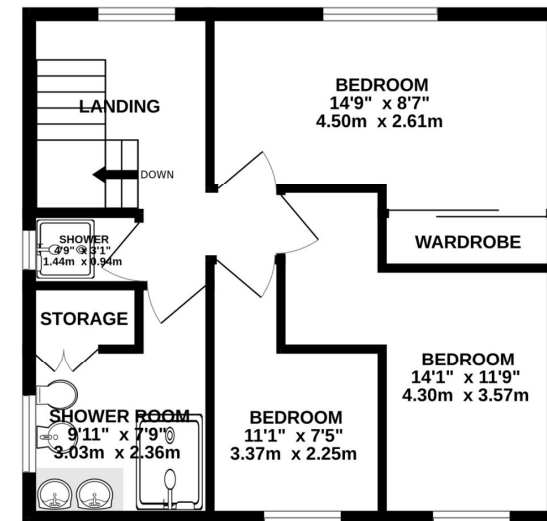
The services, systems and appliances listed in this specification have not been tested by Newton Fallowell and no guarantee as to their operating ability or their efficiency can be given.



GROUND FLOOR
943 sq.ft. (87.6 sq.m.) approx.



1ST FLOOR
486 sq.ft. (45.2 sq.m.) approx.



TOTAL FLOOR AREA : 1429 sq.ft. (132.7 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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