NEWTON FALLOWELL

Marble Drive, Swadlincote

3 2 1

£240,000

3 2 1

Key Features

- Semi Detached Home
- Three Well Proportioned Bedrooms
- Master Bedroom With En-Suite
- Open Plan Living Area
- High Specification Throughout
- Sought After Location
- EPC rating B
- Freehold

Newton Fallowell are pleased to be able to offer for sale this immaculately presented, high specification three bedroomed semi detached home on the Cadley Village estate. The property was purchased with a number of upgrades and benefits from a tarmacadam driveway. In brief the accommodation comprises: - entrance hall, living dining kitchen, guest cloak room and on the first floor a landing leads to the master bedroom with en-suite, two further bedrooms and family bathroom. Externally the property has a well landscaped rear garden with a paved patio area and to the rear is a driveway providing parking for two vehicles.

Accommodation In Detail

Frosted composite double glazed door leading to:

Entrance Hall

having built-in storage cupboard housing the media points and consumer unit and wood effect laminate flooring.

Living Dining Lounge

featuring:

Kitchen Area 4.15m x 3.14m (13'7" x 10'4")

having range of base and wall mounted units, quartz work top, undercounter sink with chrome mixer tap and drainer grooves, built-in dishwasher and fridge/freezer, four ring electric hob with extractor over, electric oven, under counter lighting, space for washing machine, built-in understairs storage cupboard, wood effect laminate flooring, one central heating radiator and two Upvc double glazed windows to side and front elevations with built-in blinds.

Lounge Diner Area 5.35m x 5.23m (17'7" x 17'2")

having staircase rising to first floor, wood effect laminate flooring, two central heating radiators, media points, Upvc double glazed window to front elevation with built-in blinds and Upvc double glazed bi-fold doors to side elevation.

Guest Cloak Room 1.78m x 1.73m (5'10" x 5'8")

having low level wc, half pedestal wash basin with chrome tap, extractor fan, feature tiling to walls, one central heating radiator and frosted Upvc double glazed window to side elevation.

On The First Floor

Landing

having access to loft space, one central heating radiator and built-in overstairs storage cupboard which houses the gas fired combination boiler.

Master Bedroom 3.12m x 4.41m (10'2" x 14'6")

having feature panelling to wall, thermostat for central heating, one central heating radiator and two Upvc double glazed windows to front and side elevations.

En-Suite 1.19m x 2.52m (3'11" x 8'4")

having low level wc, half pedestal wash basin with chrome taps, walk-in shower cubicle with glass shower screen and thermostatic chrome shower, feature tiling, extractor fan, one central heating radiator and frosted Upvc double glazed window to front elevation.

Bedroom Two 3.58m x 2.12m (11'8" x 7'0")

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

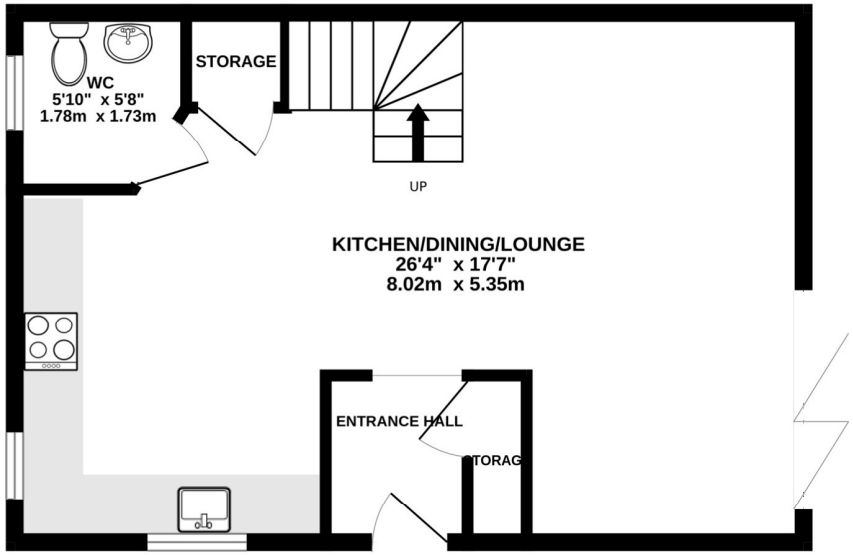
Bedroom Three 2.15m x 3.14m (7'1" x 10'4")

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

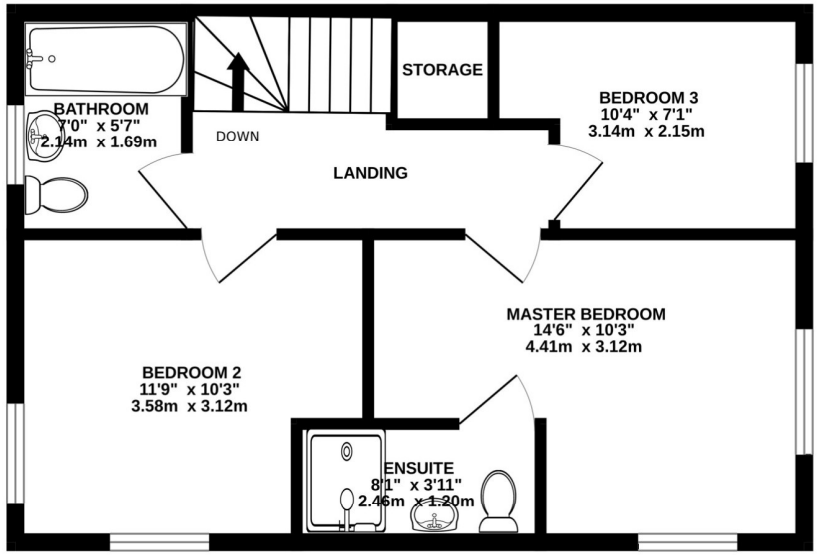
Bathroom 2.14m x 1.69m (7'0" x 5'6")

having low level wc, half pedestal wash basin with chrome mixer tap, bath with chrome fittings and chrome thermostatic shower over together with glass shower screen, tiling to walls, extractor fan, one central heating radiator and frosted Upvc double glazed window to side elevation.

GROUND FLOOR
459 sq.ft. (42.6 sq.m.) approx.

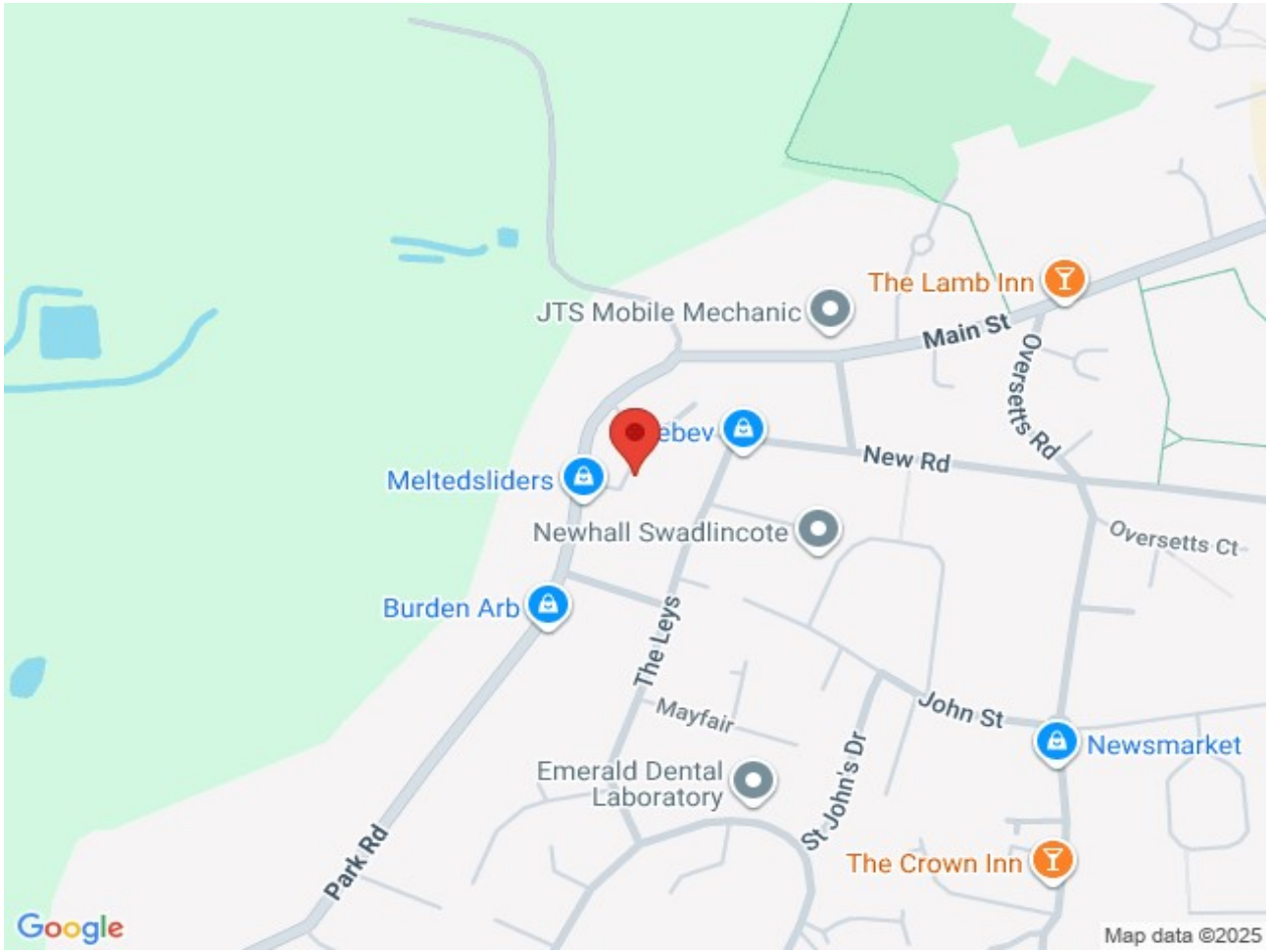


1ST FLOOR
459 sq.ft. (42.6 sq.m.) approx.



TOTAL FLOOR AREA : 918 sq.ft. (85.3 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.
Made with Metropix ©2025



Outside

To the front of the home are established planter beds and a paved pathway leads to the front door. To the side is a fully enclosed garden with a good sized patio area and a good sized lawned area. A rear gate leads to a tarmacadam driveway providing parking for two vehicles.

Services

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

Measurement

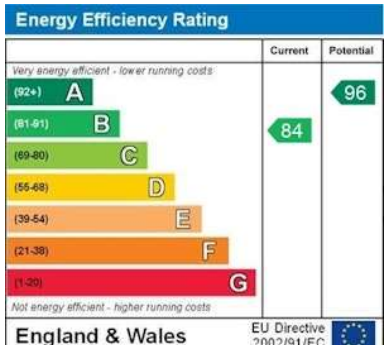
The approximate room sizes are quoted in metric. The imperial equivalent is included in brackets.

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.



NEWTONFALLOWELL

01283 564657
burton@newtonfallowell.co.uk