



Church Street, Swadlincote



6



3



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£525,000



Key Features

- Six Bedroomed Detached Family Home
- Traditional Victorian Features
- Expansive Living Space
- Functional Downstairs Bedroom
- Master With En-Suite & Dressing Room
- Four Further Double Bedrooms
- EPC rating E
- Freehold





Newton Fallowell are pleased to be able to offer for sale this beautiful Victorian six bedroomed detached family home with an abundance of original features throughout. the property offers flexible living with a downstairs bedroom and en-suite, two staircases to each floor, large living areas, beautifully appointed kitchen and large bedrooms. The accommodation in brief comprises:

- large entrance hall with traditional Minton tiled floor and feature staircase, large lounge/diner with feature sash bay window, beautifully appointed kitchen with granite work top and views over the outdoor swimming pool and picturesque rear garden and the second sitting room leads to the downstairs bedroom and en-suite. On the first floor a landing leads to the master bedroom with dressing room and en-suite, two further double bedrooms and a large well appointed bathroom. On the second floor is a large double bedroom and a single bedroom/study. Further to this is a basement with space for gym/seating and a sauna with a further seating area with a log burner, both of these areas have natural light provided by the original light wells. Externally to the rear is a beautiful rear garden with outdoor swimming pool, large seating area, great sized lawned areas and rear orchard. Viewings are highly recommended.

Accommodation In Detail

Traditional wooden glazed door leading to:

Entrance Hall

having staircase rising to first floor, Minton tiled floor and stairs leading to the cellar.

Dining Room 4.1m x 4.55m (13'6" x 14'11")

having traditional picture rail, one central heating radiator and single pane glass sash windows to front and side elevations.

Lounge 5.05m x 4.02m (16'7" x 13'2")

having brick hearth and wooden surround with fitted gas fire, double central heating radiator, traditional single pane sash window to side elevation and traditional single pane sash bay window to rear.

Utility Room 1.91m x 2.52m (6'4" x 8'4")

having plumbing for washing machine and tumble dryer, quarry tiled flooring, access to the well, storage and two single paned glass sash windows to front and rear elevations.

Dining Kitchen 4.01m x 4.42m (13'2" x 14'6")

having range of base and wall mounted units, granite work top, free-standing rangemaster style gas cooker with extractor over, built-in dishwasher, space for American style fridge/freezer, Belfast sink with chrome mixer tap over, one central heating radiator, traditional single pane sash window to rear elevation and aluminium double glazed sliding doors to side elevation leading out to the swimming pool.

Sitting Room 4.02m x 4.17m (13'2" x 13'8")

having traditional style cast iron fireplace with marble surround, double central heating radiator and single pane sash window to front elevation.

Ground Floor Bedroom 3.93m x 2.27m (12'11" x 7'5")

having one central heating radiator and Upvc double glazed patio doors leading out to the swimming pool.

En-Suite 2.42m x 1.67m (7'11" x 5'6")

having low level wc, pedestal wash basin with chrome taps, double quadrant shower cubicle with electric shower, full tiling complement, one central heating radiator and frosted Upvc double glazed window to front elevation.

On The First Floor

Landing

having staircase rising to second floor, one central heating radiator and single pane sash window to front elevation.





Master Bedroom 4.19m x 4.03m (13'8" x 13'2")

having one central heating radiator and two traditional single pane sash windows to rear and side elevations.

Dressing Room 1.95m x 2.52m (6'5" x 8'4")

having one central heating radiator and single pane sash window to rear elevation.

En-Suite 2.11m x 2.4m (6'11" x 7'11")

having low level wc, pedestal wash basin with chrome taps, bath with chrome fittings, one central heating radiator and frosted single pane sash window to rear elevation.

Bedroom Two 4.04m x 4.57m (13'4" x 15'0")

having one central heating radiator and two single pane sash windows to front and side elevations.

Bedroom Three 4.03m x 4.17m (13'2" x 13'8")

having one central heating radiator and single pane sash window to front elevation.

Family Bathroom 3.93m x 2.53m (12'11" x 8'4")

having low level wc, pedestal wash basin with chrome taps, free-standing roll top bath with chrome fittings, walk-in double shower cubicle with thermostatic waterfall shower, built-in storage cupboard houses the hot water cylinder, bespoke traditional chrome heated towel radiator, bamboo flooring and frosted single pane sash window to rear elevation.

On The Second Floor

Landing

with back stairs leading up to the attic.

Bedroom Four 4.13m x 4.37m (13'6" x 14'4")

having access to loft spaces, feature cabin bed, electric storage heater and Upvc double glazed window to side elevation.

Bedroom Five 1.92m x 4.37m (6'4" x 14'4")

having stairs leading back to first floor, access to loft space, electric storage heater and Upvc double glazed window to side elevation.



Cellar

Sauna Room 3.97m x 4.37m (13'0" x 14'4")

having electric sauna, seating area, multi fuel log burner, traditional sink and lightwell to provide natural light.

Gym/Seating Area 3.95m x 2.32m (13'0" x 7'7")

having a lightwell providing natural light

Outside

To the front of the property is a tarmacadam driveway providing parking for several vehicles. To the rear is a fully enclosed garden bordered with a feature garden wall. A patio leads to an outdoor swimming pool, steps lead down to a number of seating areas, a large lawned area. To the rear of the garden is the orchard with a range of fruit trees and plants, there is also a large garden shed.

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.

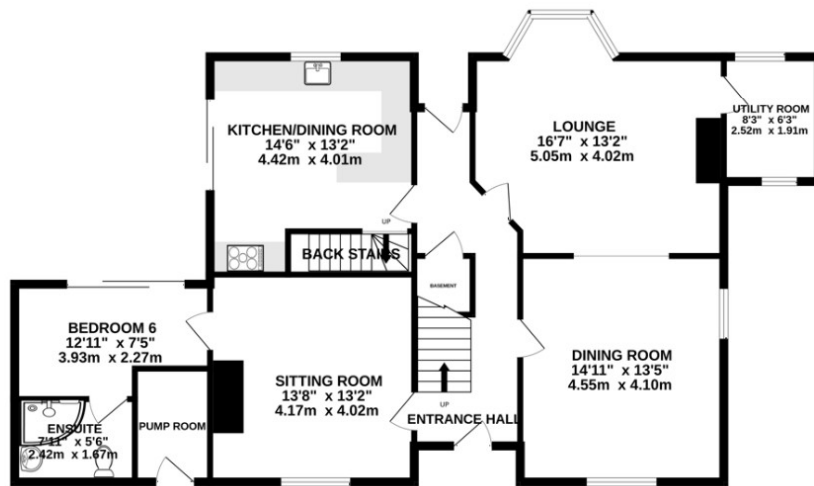
Note

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.

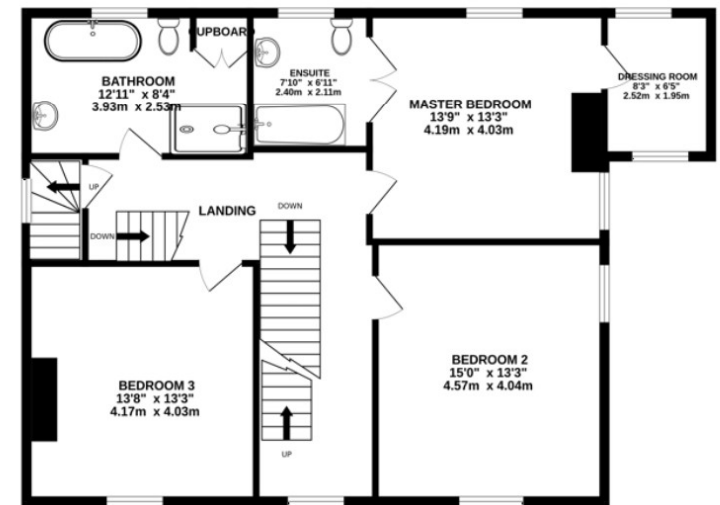




GROUND FLOOR
1141 sq.ft. (106.0 sq.m.) approx.



1ST FLOOR
989 sq.ft. (91.9 sq.m.) approx.



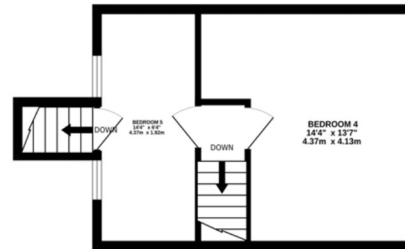
TOTAL FLOOR AREA : 2761 sq.ft. (256.5 sq.m.) approx.

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		66
(39-54) E	53	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		
WWW.EPC4U.COM		

2ND FLOOR
300 sq.ft. (27.9 sq.m.) approx.



BASEMENT
331 sq.ft. (30.8 sq.m.) approx.

