



Nottingham Close, Swadlincote,
Derbyshire



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£225,000



Key Features

- Three/Four Bedroomed Semi Detached Home
- Well Presented Family Home
- Great Sized Living Dining Kitchen
- Master With En-Suite
- Enclosed Rear Garden
- Detached Single Garage
- EPC rating B
- Freehold





Newton Fallowell are pleased to be able to offer for sale immaculately presented three/four bed roomed semi detached home on a desirable residential estate in Church Gresley. The accommodation in brief comprises: - entrance hall, living dining kitchen, separate study/fourth bedroom and guest cloak room. On the first floor a landing leads to a multi functional room currently used as a lounge, master bedroom with en-suite and on the second floor a landing leads to two further double bedrooms and family bathroom. The property offers ample off road parking, detached garage and a fully enclosed rear garden.

Accommodation In Detail

Double glazed entrance door leading to:

Entrance Hall

having staircase rising to first floor and one central heating radiator.

Study/Fourth Bedroom 2.79m x 1.83m (9'2" x 6'0")

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

Guest Cloak Room 1.63m x 0.84m (5'4" x 2'10")

having low level wc, pedestal wash basin with chrome mixer taps, tiled splashback, extractor fan and one central heating radiator.

Living Dining Kitchen 7.11m x 3.91m (23'4" x 12'10")

featuring:

Kitchen Area

having range of base and wall mounted units, wood effect laminate work surface, stainless steel sink and drainer with chrome mixer tap, four ring gas hob with extractor over, electric single oven and space for washing machine, dishwasher and fridge/freezer.

Lounge Dining Area

having one central heating radiator, media points and Upvc double glazed patio doors leading out to the rear garden.

On The First Floor

Landing

having staircase rising to second floor.

Multi Functional Room

having

Master Bedroom 3.9m x 3m (12'10" x 9'10")

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

En-Suite 2.13m x 1.55m (7'0" x 5'1")

having low level wc, pedestal wash basin with chrome mixer tap, tiled splashback, walk-in shower cubicle with glass sliding door and chrome thermostatic shower, tiling to shower cubicle, shaver point, extractor fan, one central heating radiator and frosted Upvc double glazed window to side elevation.

On The Second Floor

Landing

having access to a small loft space.

Bedroom Two 3.91m x 3.45m (12'10" x 11'4")

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

Bedroom Three 3.19m x 2.82m (10'6" x 9'4")

having one central heating radiator and Velux window with built-in blind.

Bathroom 1.96m x 1.78m (6'5" x 5'10")

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



Outside

To the front of the property is a low maintenance courtyard style gravelled garden and a paved path leads to the front door. To the side is a tarmac driveway providing parking for up to three vehicles and leading to a detached single garage. To the rear is a fully enclosed garden with a paved seating area ideal for entertaining and the rest of the garden is mainly laid to lawn.

Garage 5.31m x 1.57m (17'5" x 5'2")

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

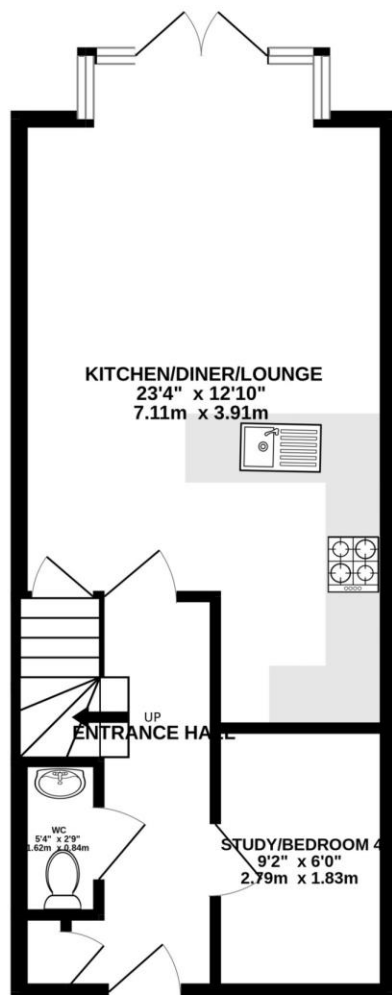
Freehold - with vacant possession upon completion. Newton Fallowell recommend that purchasers satisfy themselves as to the tenure of the property and we would recommend that they consult a legal representative such as a Solicitor appointed in their purchase.

Note

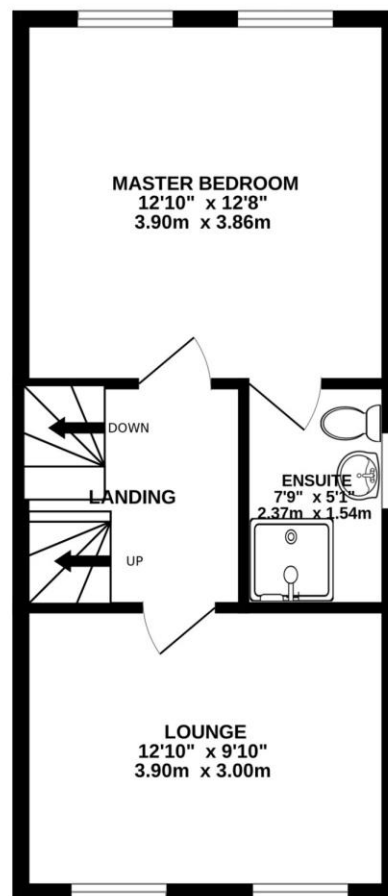
The services, systems and appliances listed in this specification have not been tested by Newton Fallowell and no guarantee as to their operating ability or their efficiency can be given.



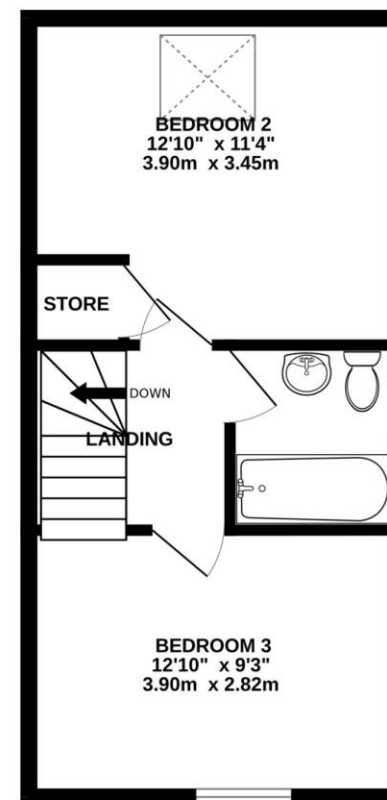
GROUND FLOOR
405 sq.ft. (37.6 sq.m.) approx.



1ST FLOOR
387 sq.ft. (36.0 sq.m.) approx.



2ND FLOOR
345 sq.ft. (32.1 sq.m.) approx.



TOTAL FLOOR AREA : 1138 sq.ft. (105.7 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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