



Capstan Close, Swadlincote

 4  1  0

£335,000



## Key Features

- Modern Detached Family Home
- Two Reception Rooms
- Stunning Master Suite
- En Suite & Family Bathroom
- Conservatory
- Summer House
- EPC rating C
- Freehold





\*\*\* Modern Detached Family Home \*\*\*

Newton Fallowell are delighted to present to the market this deceptively spacious detached home set on a popular development. Benefitting from spacious living throughout this home comprises of in brief:- Entrance hall, WC, Reception room, Dining Room, Conservatory, Kitchen / Breakfast room, Utility Room. First floor provides four well proportioned bedrooms with a family bathroom and master benefitting from en suite. Outside to the front is a driveway leading to single detached garage. To the rear is a privately enclosed rear garden with both patio & decked seating areas as well as lawn, shrubs, plants, trees as well as a detached summer house.

Accommodation In Detail

**Entrance Hall** 1.7m extending to 3.6m x 2.7m

having staircase rising to first floor, understairs storage cupboard and one central heating radiator.

**Reception Room** 3.6m x 7.7m (11.8ft x 25.3ft)

having Upvc double glazed doors leading to the conservatory, two Upvc double glazed windows to front elevation and two central heating radiators.

**Guest Cloak Room**

having low level wc, pedestal wash basin, one central heating radiator and obscure Upvc double glazed window to front elevation.

**Breakfast Kitchen** 2.6m x 4.7m (8.5ft x 15.4ft)

having two Upvc double glazed windows to front elevation, array of base and wall mounted units, space for fridge/freezer, stainless steel sink and draining unit, plumbing for dishwasher, integrated electric fan oven with four ring stainless steel gas hob and extractor fan over and one central heating radiator.

**Utility Room** 1.5m x 2.7m (4.9ft x 8.9ft)

having one central heating radiator, Upvc double glazed window to rear elevation and obscure Upvc double glazed door leading out to patio seating area.

**Dining Room** 3.2m x 3.5m (10.5ft x 11.5ft)

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

**Conservatory** 3.6m x 4.8m (11.8ft x 15.7ft)

having array of Upvc double glazed windows, Upvc double glazed doors opening out to rear garden and storage heater.

On The First Floor

**Landing** 2m x 3.8m (6.6ft x 12.5ft)

having overstairs storage cupboard.

**Bedroom One** 3.4m x 4m (11.2ft x 13.1ft)

having Upvc double glazed window to rear elevation, one central heating radiator and array of built-in wardrobes.

**Inner Lobby** 2.4m x 1m (7.9ft x 3.3ft)

having built-in wardrobes, obscure Upvc double glazed window to front elevation and one central heating radiator.

**En-Suite**

having low level wc, pedestal wash basin, corner shower cubicle, pedestal wash basin and obscure Upvc double glazed window to front elevation.

**Bedroom Two** 2.8m x 3.4m (9.2ft x 11.2ft)

having Upvc double glazed window to rear elevation, one central heating radiator and array of built-in wardrobes.

**Bedroom Three** 2.8m x 2.9m (9.2ft x 9.5ft)

having two Upvc double glazed windows to front elevation, one central heating radiator and built-in wardrobes.

**Bedroom Four** 2.3m x 2.8m (7.5ft x 9.2ft)

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





### Family Bathroom

having four piece suite comprising corner bath, low level wc, pedestal wash basin, walk-in shower cubicle, obscure Upvc double glazed window to front elevation and one central heating radiator.

### Outside

To the front of the property is a hard landscaped fore garden with driveway leading to a single detached garage. To the rear is a privately enclosed garden with patio and decked seating areas, lawned area, shrubs, plants, trees and an outbuilding/summerhouse.

### 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.



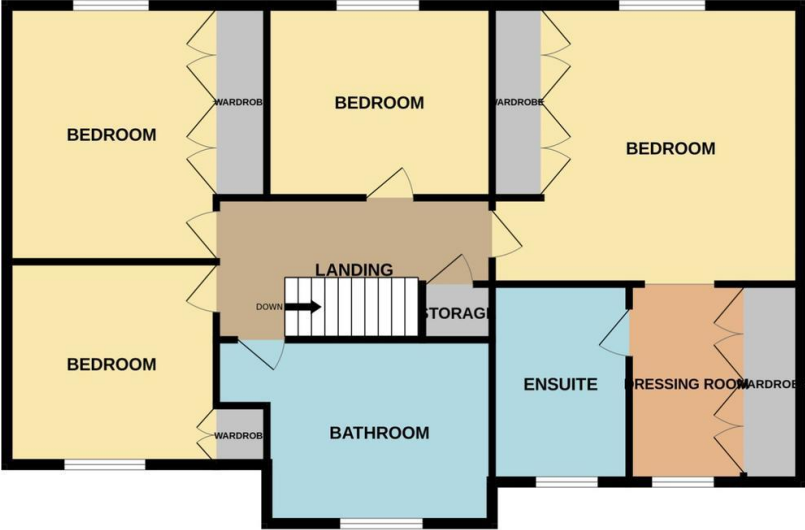




GROUND FLOOR



1ST FLOOR



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 |
|--|----------|-------------------------|-----------|
| <i>Very energy efficient - lower running costs</i> |          |                         |           |
| (92-100)   | <b>A</b> |                         |           |
| (81-91)  | <b>B</b> |                         | 86        |
| (69-80)  | <b>C</b> | 78                      |           |
| (55-68)  | <b>D</b> |                         |           |
| (39-54)  | <b>E</b> |                         |           |
| (21-38)  | <b>F</b> |                         |           |
| (1-20)   | <b>G</b> |                         |           |
| <i>Not energy efficient - higher running costs</i> |          |                         |           |
| <b>England, Scotland &amp; Wales</b>               |          | EU Directive 2002/91/EC |           |

Address:  
3 Capstan Close