



Hope Way, Swadlincote



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Guide price £265,000



Key Features

- Impressive Three Bedroomed Detached Home
- Beautifully Presented Throughout
- Upvc Double Glazing & Gas Fired Central Heating
- Substantial Garden Plot
- Master Bedroom With En-Suite
- Large Open Plan Dining Kitchen
- EPC rating B
- Freehold





Newton Fallowell are pleased to be able to offer for sale this competitively priced spacious, beautifully presented three bedroomed detached family home which enjoys a good corner plot. In brief the property comprises: - entrance hall, guest cloak room, large main reception room, dining room, good sized kitchen and on the first floor a landing leads to three bedrooms, the master having en-suite and there is a family bathroom. The home is beautifully appointed and viewing is a must.

Accommodation In Detail 0.00m x 0.00m (0'0" x 0'0")
Half obscure double glazed entrance door leading to:

Entrance Hall 0.00m x 0.00m (0'0" x 0'0")
having staircase rising to first floor, one central heating radiator, thermostatic control for central heating and high gloss cream ceramic tiling to floor.

Guest Cloak Room 0.00m x 0.00m (0'0" x 0'0")
having low level wc, pedestal wash basin, one central heating radiator, fitted extractor vent and high gloss ceramic tiling to floor.

Main Reception Room 3.18m x 4.90m (10'5" x 16'1")
having dual aspect Upvc double glazed windows to front and side elevations and two central heating radiators.

Dining Room 2.56m x 3.09m extending to 3.93m
having Upvc double glazed window to front elevation, one central heating radiator, high gloss ceramic tiling to floor and walk-in bay window with Upvc double glazed French doors opening onto the rear decking area.

Kitchen 2.20m x 5.18m (7'2" x 17'0")
having a lovely array of mocca coloured base and eye level units with complementary rolled edged working surfaces, four ring Zanussi hob with electric oven under and extractor over, stainless steel sink and draining unit, integrated dishwasher and fridge/freezer, cupboard housing Ideal condensing combi gas fired central heating boiler, Upvc double glazed window to side elevation and low intensity spotlights to ceiling.



On The First Floor 0.00m x 0.00m (0'0" x 0'0")

Landing 0.00m x 0.00m (0'0" x 0'0")
having Upvc double glazed window to rear elevation, fitted smoke alarm, one central heating radiator and access to loft.

Master Bedroom 3.87m x 3.11m extending to 3.6m
having one central heating radiator, Upvc double glazed windows to front and side elevations and range of double built-in wardrobes with contemporary sliding doors.

En-Suite Shower Room 0.00m x 0.00m (0'0" x 0'0")
having suite comprising shower enclosure with fitted electric shower, pedestal wash basin, low level wc, obscure Upvc double glazed window to side elevation, heated chrome ladder towel radiator and low intensity spotlights to ceiling.

Bedroom Two 3.19m x 2.63m extending to 3.12m
having Upvc double glazed windows to front and side elevations and useful overstairs storage cupboard.

Bedroom Three 2.08m x 2.22m (6'10" x 7'4")
having Upvc double glazed window to side elevation and one central heating radiator.

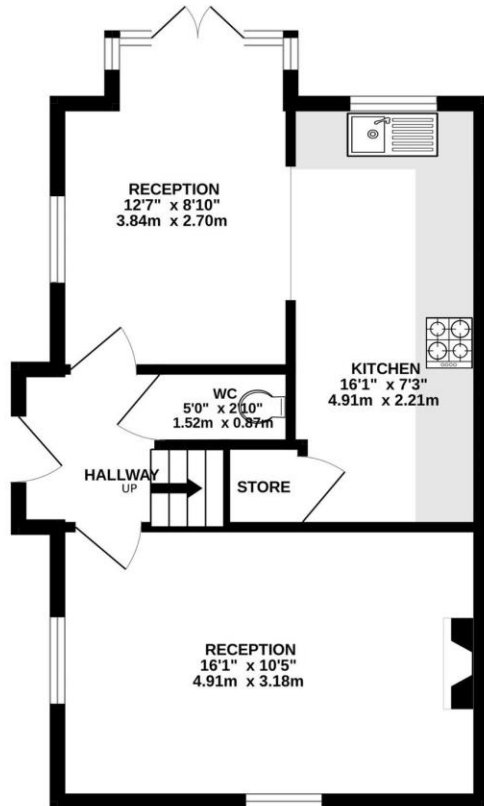
Bathroom 0.00m x 0.00m (0'0" x 0'0")
having three piece suite comprising panelled bath with shower attachment over, pedestal wash basin, low level wc, one central heating radiator, obscure Upvc double glazed window to side elevation, low intensity spotlights to ceiling and fitted extractor.

Outside 0.00m x 0.00m (0'0" x 0'0")
The property enjoys a good sized plot with a large lawned area to the front elevation. Predominantly the private garden is to the side of the property and features a bricked and artificial lawned area. A driveway to the side provides parking and leads to a garage which has been converted to a store and office/gym space with French doors opening onto the artificial lawned area.

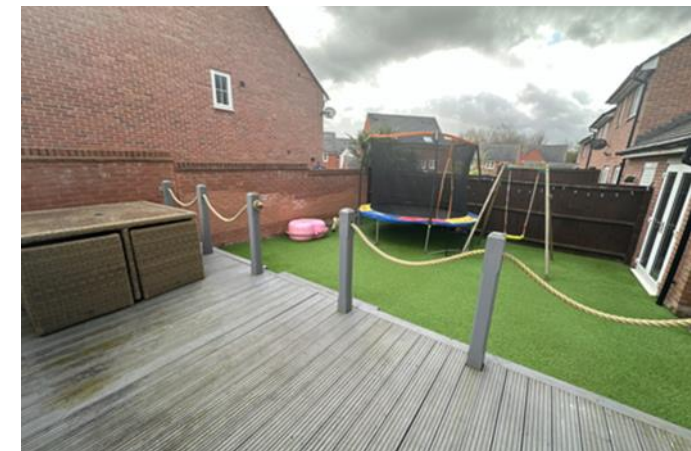
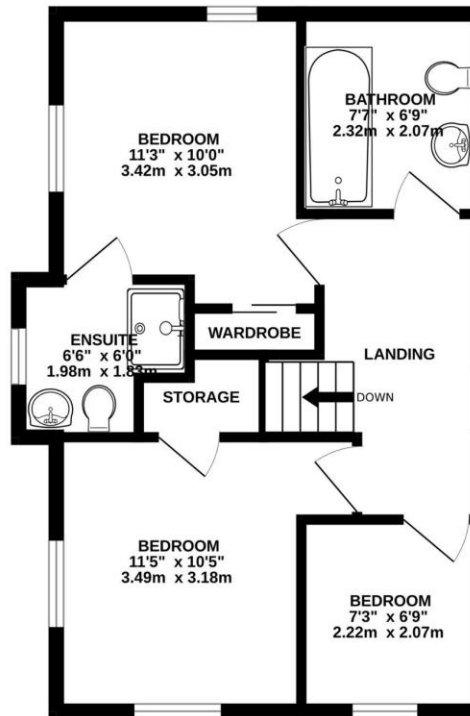
Services 0.00m x 0.00m (0'0" x 0'0")



GROUND FLOOR
449 sq.ft. (41.7 sq.m.) approx.

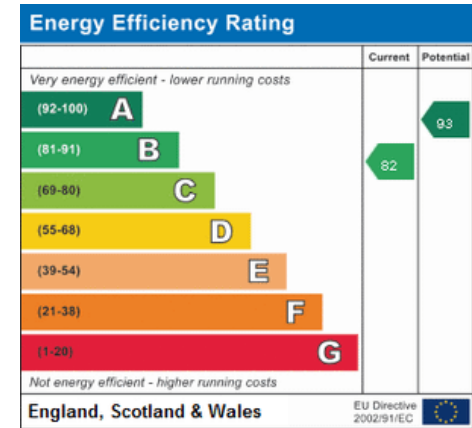


1ST FLOOR
436 sq.ft. (40.5 sq.m.) approx.



TOTAL FLOOR AREA : 885 sq.ft. (82.2 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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