



Coronation Street, Swadlincote



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Guide price £285,000



Key Features

- Detached Home
- Four Good Sized Bedrooms
- En-Suite To Master Bedroom
- Parking For Several Vehicles & Garage
- Three Reception Rooms
- Larger Than Average
- EPC rating C
- Freehold





Newton Fallowell are pleased to be able to offer for sale this well presented and immaculately kept four bedroomed detached family home. The property sits in a private position and in brief the accommodation comprises: - entrance hall, guest cloak room, reception room, dining room, breakfast kitchen, utility room and conservatory. On the first floor a landing leads to four well-proportioned bedrooms, en-suite to master bedroom and family bathroom. Outside there is a private driveway and a further driveway lead to a single garage, to the rear is a mainly lawned garden. The property benefits from gas central heating and Upvc double glazing. Other notable features in the last six months, include professional redecoration throughout, new carpets/underlay, new shower and pump, upgraded loft insulation and new boiler within the last four years. Viewing is a must to fully appreciate.

Breakfast Kitchen 4.47m x 3.28m (14'8" x 10'10")

having a range of 'j' pull high gloss base and wall mounted cupboards, granite tiled worktop, under counter lighting, LED lighting to plinths, Zanussi electric oven, four ring gas hob with overhead extractor, ceramic sink and draining unit with chrome fittings, tiled splashback, tv aerial point, one central heating radiator, Upvc French doors leading out to the rear patio and Upvc double glazed window to rear elevation.

Utility Room 2.74m x 1.73m (9'0" x 5'8")

having a range of 'j' pull high gloss base and wall mounted units, space for washing machine and fridge, ceramic sink and drainer with chrome mixer tap, tiled splashback, electric consumer unit, thermostat for central heating and Upvc frosted double glazed door leading to side elevation.

Conservatory 2.70m x 3.40m (8'11" x 11'2")

having Upvc French doors leading out to rear garden and tv aerial point.

On The First Floor

Landing

leading to:

Master Bedroom 3.53m x 3.35m (11'7" x 11'0")

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

En-Suite 2.38m x 1.32m (7'10" x 4'4")

having low level wc, floor mounted vanity unit with chrome mixer tap, low profile shower tray with spa waterfall shower, extractor fan, LED mood lighting, electric sensor mirror with shaving point, chrome heated towel radiator, fully tiled and Upvc double glazed window to side elevation.

Bedroom Two 2.88m x 2.97m (9'5" x 9'8")

having two double built-in wardrobes, further cupboard housing the hot water cylinder, one central heating radiator and Upvc double glazed window to front elevation.

Bedroom Three 2.60m x 2.91m (8'6" x 9'6")

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



Accommodation In Detail

Upvc double glazed door with frosted glazing leading to:

Entrance Hall

having staircase rising to first floor, BT point, thermostat for central heating and one central heating radiator.

Reception Room 3.46m x 4.83m (11'5" x 15'10")

having gas fire with marble surround and wooden hearth, tv point, satellite point, two central heating radiators, Upvc double glazed windows to front and side elevations, double bi-folding doors leading into:

Dining Room 2.78m x 2.78m (9'1" x 9'1")

having one central heating radiator and Upvc French doors leading into the conservatory.





Bedroom Four 2.42m x 2.90m (7'11" x 9'6")

having access to loft space, one central heating radiator and Upvc double glazed window to rear elevation.

Family Bathroom

having low level wc, pedestal wash basin with chrome mixer tap, bath with thermostatic shower over and chrome fittings, chrome heated towel radiator, full tiling to walls, electric sensor mirror with shaving point and Upvc double glazed window to rear elevation.

Outside

To the rear of the property is a detached single garage, enclosed garden which is mainly laid to lawn with a good sized patio with mature plants and borders. To the front and side there is parking for several 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.

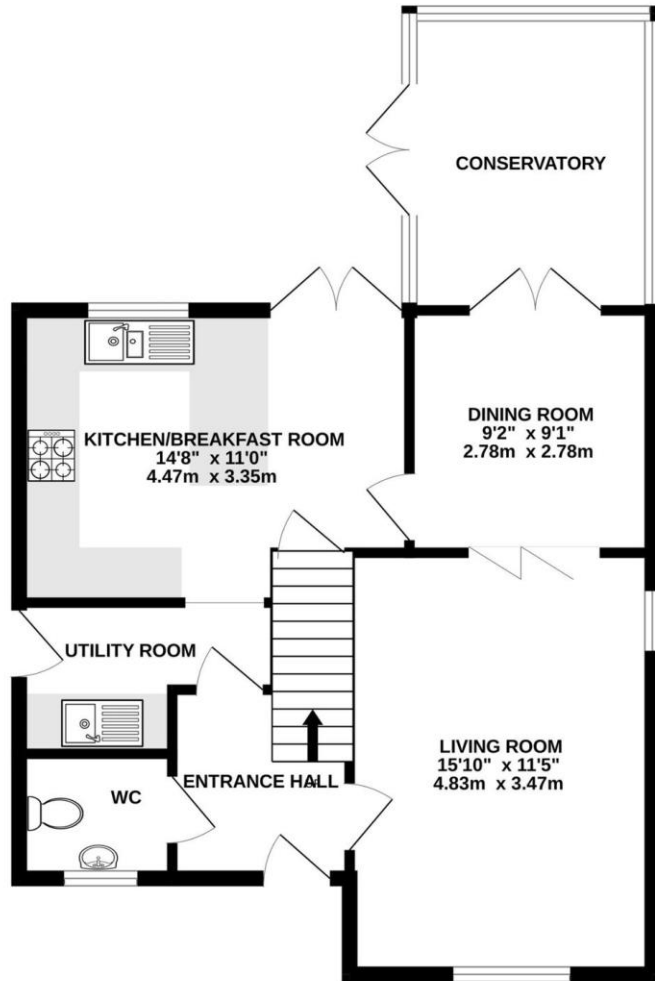
Note

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.

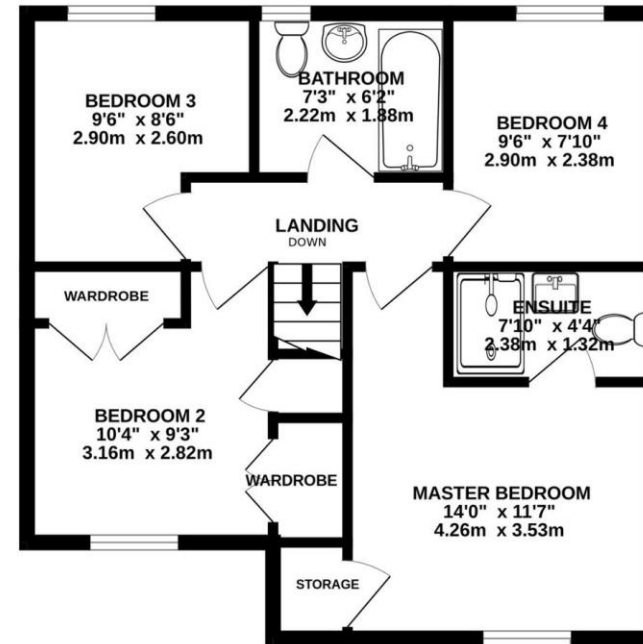




GROUND FLOOR
650 sq.ft. (60.4 sq.m.) approx.

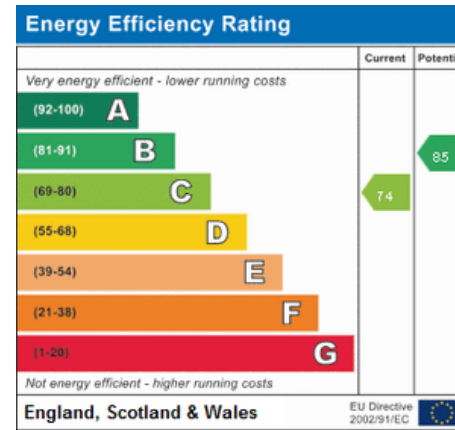


1ST FLOOR
522 sq.ft. (48.5 sq.m.) approx.



TOTAL FLOOR AREA : 1172 sq.ft. (108.9 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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