



Ruston Close, Swadlincote



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Guide price £259,950



## Key Features

- Largely Extended Three Bedroomed Semi Detached Home
- Cul de sac Location
- Close To Local Amenities
- Large Driveway
- Recently Renovated
- High Specification Throughout
- EPC rating C
- Freehold





Newton Fallowell are pleased to be able to offer for sale this well presented, largely extended, three bedroomed semi detached property. The property comprises in brief: - entrance hall, lounge/diner, dining kitchen and on the first floor a landing leads to two double bedrooms, one single bedroom and family bathroom. Outside is a well appointed rear garden and to the front a driveway provides off road parking for two vehicles. Viewing is recommended to appreciate the internal specification of this property.

#### Accommodation In Detail

Upvc double glazed door leading to:

#### Entrance Hall

having one double central heating radiator, Stone effect tiling to floor and staircase rising to first floor.

#### Lounge/Diner 2.79m extending to 4.58m x 8.82m

having Upvc double glazed windows to front and rear elevations with built-in blinds, Upvc French doors leading out to rear patio, ornamental log burner with brick hearth and oak beam, tv and BT points, two double central heating radiators and understairs store which houses the consumer unit.

#### Dining Kitchen 2.32m x 12.64m (7'7" x 41'6")

having a recently fitted kitchen featuring range of eye and base units with brushed chrome handles, low profile stone effect worktop, stainless steel sink and drainer with chrome mixer tap, space for washing machine, tumble dryer and under-counter fridge, Newland range with overhead extractor, tiled splashback, one central heating radiator, stone effect tiling to floor, Upvc double glazed windows to front and side elevations with built-in blinds, bi-fold doors lead out to the rear patio and three Velux windows.

#### On The First Floor

#### Landing

having access to loft space (the loft is partially boarded and houses the Baxi combi boiler) and frosted Upvc double glazed window to side elevation with built-in blinds.

#### Master Bedroom 2.78m x 3.81m (9'1" x 12'6")

having tv point, one central heating radiator and Upvc double glazed window to rear elevation with built-in blinds.

#### Bedroom Two 2.47m x 3.18m (8'1" x 10'5")

having tv point, one central heating radiator and Upvc double glazed window to front elevation with built-in blinds.

#### Bedroom Three 2.03m x 2.35m (6'8" x 7'8")

having one central heating radiator and Upvc double glazed window to front elevation with built-in blinds.

#### Bathroom 1.71m x 2.42m (5'7" x 7'11")

having stone effect tiling to floor, full tiling to walls, walk-in shower with chrome waterfall shower head and hand held chrome shower together with shower screen, low level wc, pedestal wash basin with chrome fittings, shaver point, extractor fan, glass cabinet, towel radiator and frosted Upvc double glazed window to rear elevation with built-in blinds.

#### Outside

To the rear of the property is a fully enclosed garden with a substantial stone patio together with a grassed lawn and gravelled area. To the front is a block paved driveway providing ample parking for four 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

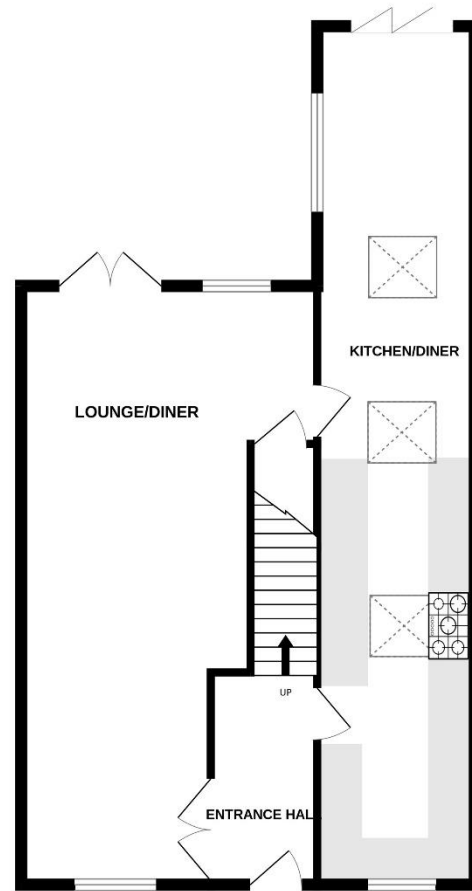
The services, systems and appliances listed in this specification have not been tested by Newton Fallowell and no guarantee as to their operating ability or their efficiency can be given.



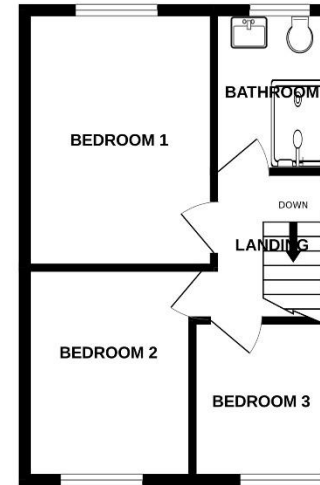




GROUND FLOOR



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
Very energy efficient - lower running costs			
(92-100)	<b>A</b>		
(81-91)	<b>B</b>		86
(69-80)	<b>C</b>	70	
(55-68)	<b>D</b>		
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

Address:  
15 P... Close



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