



Burton Road, Swadlincote



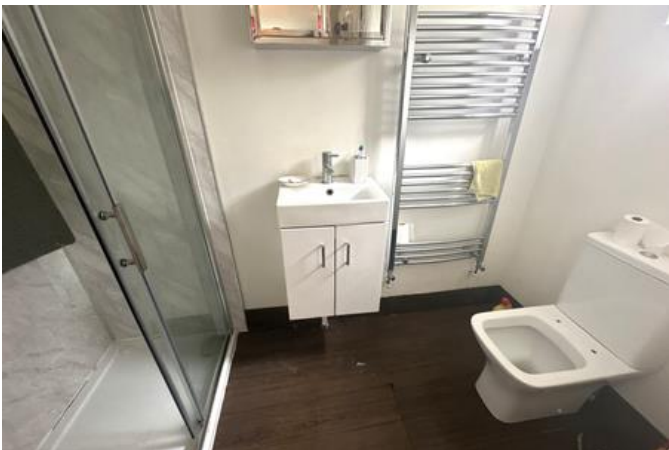
Guide price £350,000



Key Features

- Individual Detached Bungalow
- Convenient Yet Private Position
- Providing Extremely Deceptive Living Space
- Possible Two Family Living
- Three Double Bedrooms
- Fabulous Open Plan Dining Kitchen
- EPC rating C
- Freehold





Newton Fallowell are pleased to be able to offer for sale this individual, most deceptive detached bungalow residence located in a convenient yet secluded position just off Burton Road. The home benefits from gas fired central heating and Upvc double glazing and is worthy of an internal inspection in order to appreciate the overall size on offer. The home is thought suited to either a large family or a family with a dependant relative. Internally the accommodation comprises: - large entrance hall, fabulous rear sitting room, lovely dining kitchen with utility off, three large bedrooms all with en-suites together with a family bathroom. Outside to the front is ample parking and to the rear is a private hard landscaped garden.

Accommodation In Detail

Upvc half obscure double glazed entrance door leading to:

Impressive Entrance Hall

having two central heating radiators, quality fitted laminate flooring, access to loft space, smoke alarm, fitted cloaks cupboard and airing cupboard incorporating pressurised hot water cylinder.

Reception Room 6.44m x 3.58m (21'1" x 11'8")

having feature onyx and marble fireplace with inset electric fire, fitted wall light points, one double central heating radiator, Upvc double glazed window to rear elevation and Upvc double glazed French doors opening out to the side patio.

Superb Open Plan Dining Kitchen 4.45m x 3.74m extending to 5.11m

having a lovely array of high gloss white fronted base and eye level units with complementary rolled edged marble effect working surfaces, gas cooker point with extractor over, polycarbonate sink and draining unit with swan neck mixer tap,

Upvc double glazed window to rear elevation, one central heating radiator, spotlights to ceiling and half obscure Upvc double glazed door leading to side elevation.

Utility Room 2.24m x 1.97m (7'4" x 6'6")

having Upvc double glazed window to side elevation, range of base and wall mounted units, stainless steel sink and draining unit, rolled edged working surfaces and useful recessed store/cloak room.

Master Bedroom 4.35m x 3.36m (14'4" x 11'0")

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

En-Suite Shower Room

having suite comprising low level wc, vanity wash basin, oversized shower enclosure with aqua board panelling and thermostatically controlled shower, spotlights to ceiling, heated chrome ladder towel radiator and obscure Upvc double glazed window to side elevation.

Bedroom Two 3.23m x 2.96m (10'7" x 9'8")

having Upvc double glazed window to front elevation, one central heating radiator and quality fitted oak effect laminate flooring.

En-Suite Shower Room

having suite comprising low level wc, pedestal wash basin, shower enclosure with thermostatically controlled shower, spotlights to ceiling, obscure Upvc double glazed window to front elevation and fitted extractor vent.

Family Bathroom

having suite comprising panelled bath with mixer taps and shower attachment, low level wc, pedestal wash basin, obscure Upvc double glazed window to side elevation, extractor vent, spotlights to ceiling and heated chrome ladder towel radiator.



Annexe 7.83m x 5.05m (25'8" x 16'7")

featuring:

Living/Bedroom Area 5.96m x 2.95m extending to 5.05m

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

Study/Bedroom 2.05m x 2.00m (6'8" x 6'7")

having Upvc double glazed window to side elevation, fitted laminate flooring and obscure Upvc double glazed window to side elevation.

Separate WC

having low level wc, vanity wash basin, obscure Upvc double glazed window to side elevation and wall mounted gas fired central heating boiler.

Bathroom

having suite comprising large over-sized shower enclosure with thermostatically controlled shower, pedestal wash basin, jet spa bath with side fill taps, ladder towel radiator, one central heating radiator and obscure Upvc double glazed windows to side and front elevations.

Outside

To the front of the property is a double width driveway providing ample parking. To the rear is a lovely private enclosed garden which is designed for ease of maintenance and features various flagged patio areas. There is external light and water supply.



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

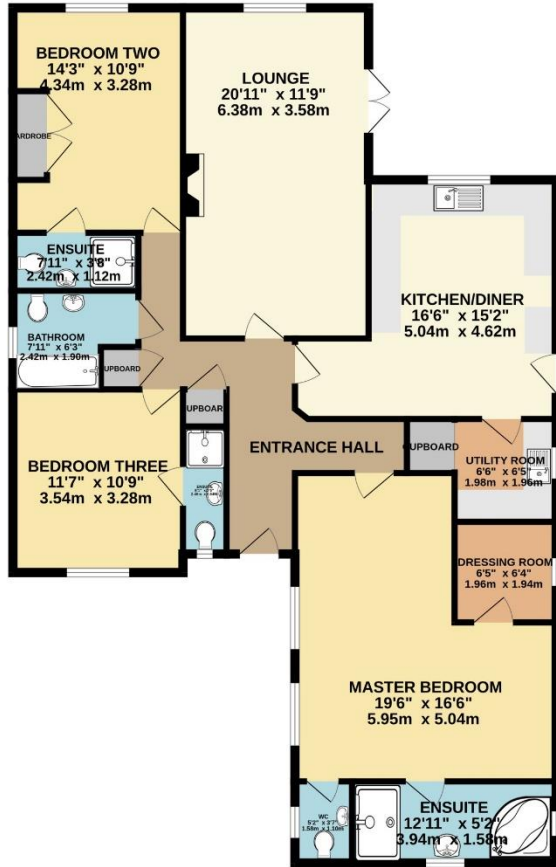
Freehold - with vacant possession upon completion. Newton Fallowell recommend that purchasers satisfy themselves as to the tenure of the property and we would recommend that they consult a legal representative such as a Solicitor appointed in their purchase.

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
1391 sq.ft. (129.3 sq.m.) approx.



TOTAL FLOOR AREA: 1391 sq.ft. (129.3 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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Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92-100) A		
(81-91) B		84
(69-80) C	71	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England, Scotland & Wales		EU Directive 2002/91/EC

Address:
2b Burton Street

