



Tideswell Green, Swadlincote,  
Swadlincote



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Guide price £290,000



## Key Features

- Well Proportioned Family Home
- Attractive Peaceful Cul de Sac Location
- Private Low Maintenance Gardens
- Ample Off Road Parking
- Four Bedrooms
- Two Reception Rooms
- Fitted Solar Panels
- EPC rating C
- Freehold





A good sized family home in this desirable cul de sac location offering a relatively good degree of seclusion and privacy. With the benefit of off road parking for a number of vehicles together with an enclosed low maintenance rear garden the property offers a number of attractive features with accommodation in brief comprising: - reception hall, cloak room, good sized lounge/dining room, second reception room/snug, kitchen and on the first floor a landing leads to four bedrooms and bathroom.

### Accommodation In Detail

Upvc entrance door leading to:

#### Reception Hall

having one central heating radiator, wood effect laminate flooring and staircase rising to first floor.

#### Cloak Room 0.00m x 0.00m (0'0" x 0'0")

having wc, wash basin and window to side elevation.

#### Lounge 4.09m x 6.65m (13'5" x 21'10")

having bow window to front elevation, Upvc double glazed French doors to rear elevation, two central heating radiators and feature fireplace with polished oak wood surrounds and mantle together with coal effect gas fire and polished slate hearth.

#### Sitting Room/Snug 2.34m x 3.91m (7'8" x 12'10")

having one central heating radiator and bow window to front elevation.

#### Kitchen 3.51m x 3.67m (11'6" x 12'0")

having resin sink with mixer tap set into roll edged work top with tiled surrounds, light oak fronted base cupboards and drawers, matching wall mounted units including glass fronted display cabinet, appliance space for cooker and washing machine, tiled floor, half glazed door to side elevation, window to rear, built-in pantry and breakfast bar.

### On The First Floor

#### Landing

leading to:

#### Bedroom One 3.33m x 3.47m (10'11" x 11'5")

having one central heating radiator and window to front elevation.

#### Bedroom Two 2.55m x 3.12m (8'5" x 10'2")

having one central heating radiator and window to rear elevation.

#### Bedroom Three 2.23m x 3.09m (7'4" x 10'1")

having one central heating radiator and window to rear elevation.

#### Bedroom Four 3.36m x 3.48m (11'0" x 11'5")

having one central heating radiator, window to front elevation and three built-in wardrobes.

#### Bathroom 2.43m x 3.11m (8'0" x 10'2")

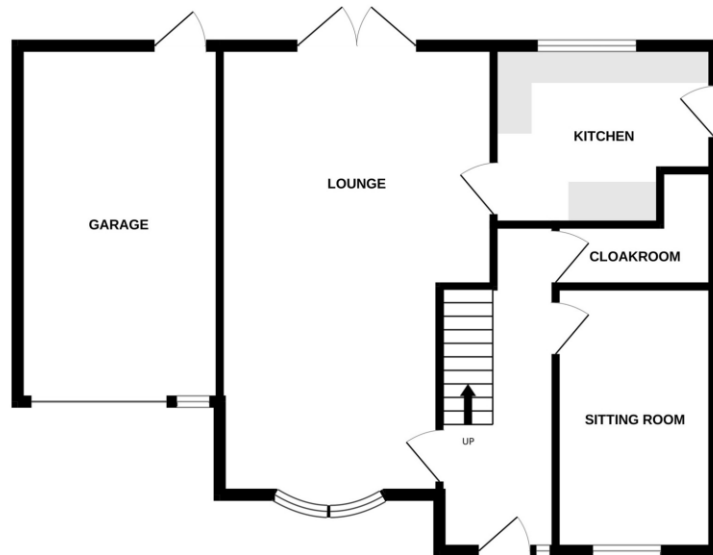
having modern white suite comprising bath, wc, wash basin, shower cubicle, tiling to walls, vertical radiator and window to front elevation.

#### Outside

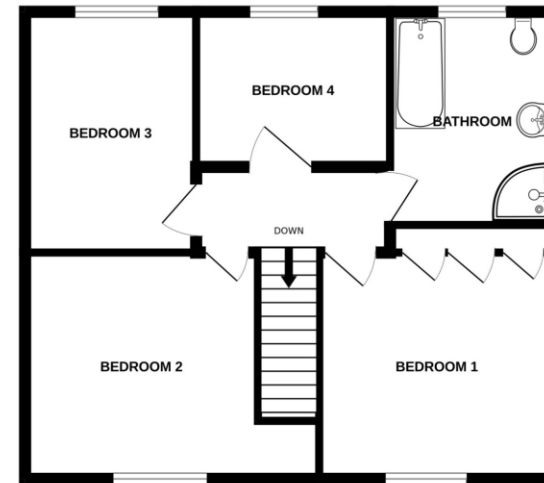
There is an attractive low maintenance garden with covered veranda area with low maintenance resin flooring. There is an artificial lawn, which was laid by Lazy Lawn from Burton, and patio area. To the front is a gravelled car standing area providing ample parking and leads to the garage which has electric garage door and gives access to rear garden.



GROUND FLOOR  
731 sq.ft. (67.9 sq.m.) approx.

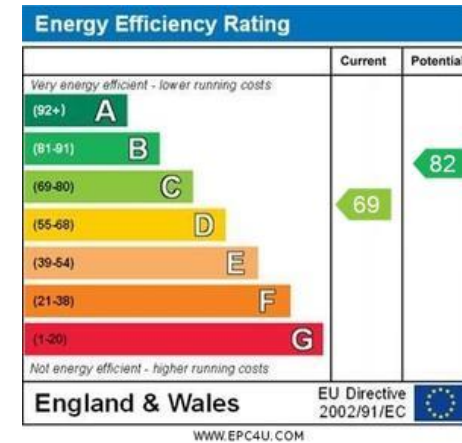


1ST FLOOR  
544 sq.ft. (50.5 sq.m.) approx.



TOTAL FLOOR AREA : 1274 sq.ft. (118.4 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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### 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

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