



Skidders Way, Midway, Swadlincote



3



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Guide price £220,000



Key Features

- Three Bedroomed Detached Home
- Master Bedroom With En-Suite
- Off Road Parking & Garage
- Modern Kitchen
- Well Presented Throughout
- Conservatory To Rear
- EPC rating C
- Freehold





Newton Fallowell are pleased to be able to offer for sale this well presented three bedroomed detached family home in the popular location of Midway. In brief the accommodation comprises: - entrance hall, lounge, breakfast kitchen, conservatory and on the first floor a landing leads to three bedrooms, en-suite to master bedroom and family bathroom. The property also benefits from a driveway providing parking for up to four vehicles, single garage and a fully enclosed rear garden. Viewings of this property are highly recommended.

Accommodation In Detail

Upvc double glazed door leading to:

Entrance Hall

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

Guest Cloak Room 1.68m x 0.93m (5'6" x 3'1")

having low level wc, space saving hand basin with chrome mixer taps, tiled splashback, one central heating radiator, frosted Upvc double glazed window to front elevation and wood effect laminate flooring.

Lounge 5.45m x 3.73m (17'11" x 12'2")

having BT and tv aerial points, electric fire with marble hearth and wooden surround, understairs storage, one central heating radiator and Upvc double glazed bay window to front elevation.

Breakfast Kitchen 2.93m x 4.72m (9'7" x 15'6")

having range of base and wall mounted units with chrome handles, stainless steel sink with chrome mixer tap, electric oven, four ring gas hob with extractor over, roll top granite effect laminate work top with up-stand, space for washing machine and fridge/freezer, built-in dishwasher, cupboard housing central heating boiler, consumer unit for electrics, one central heating radiator, wood effect laminate flooring, tv aerial point and sliding double glazed doors leading through to the conservatory.

Conservatory 2.73m x 2.27m (9'0" x 7'5")

having air-conditioning unit, fan light and Upvc double glazed French doors leading out to the rear garden.

On The First Floor

Landing

having access to loft space, fitted smoke alarm, frosted Upvc double glazed window to side elevation and cupboard housing the hot water cylinder.

Master Bedroom 3.03m x 2.89m (9'11" x 9'6")

having built-in double and single wardrobe, one central heating radiator and Upvc double glazed window to rear elevation.

En-Suite 2.69m x 1.2m (8'10" x 3'11")

having low level wc, pedestal wash basin with chrome fittings, fully enclosed double shower with glass sliding door, extractor fan, fitted shaver point, lino to floor and one central heating radiator.

Bedroom Two 3.14m x 2.5m (10'4" x 8'2")

having tv aerial point, one central heating radiator, Upvc double glazed window to front elevation and carpet to floor.

Bedroom Three 2.23m x 2.15m (7'4" x 7'1")

having BT point, one central heating radiator, built-in overstairs storage, carpet to floor and Upvc double glazed window to front elevation.

Family Bathroom

having panelled bath, pedestal wash basin, low level wc, wood effect laminate flooring, one central heating radiator and frosted Upvc double glazed window to side elevation.

Outside

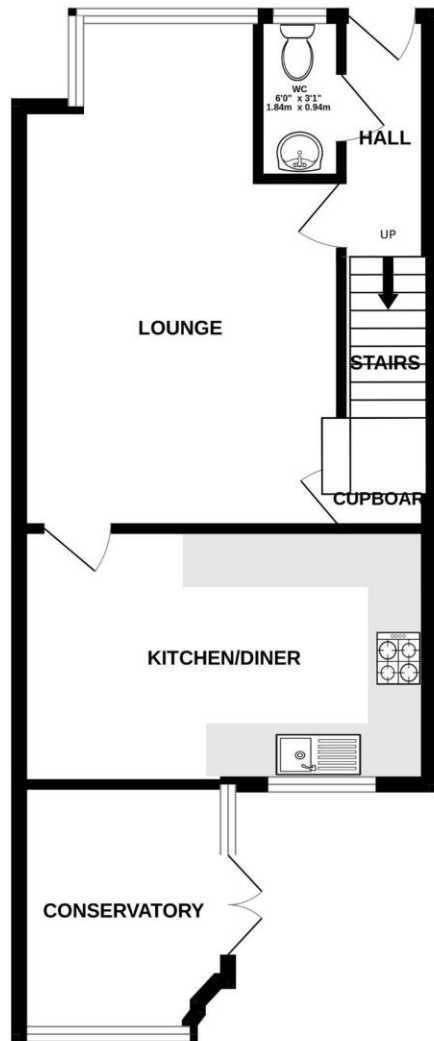
To the front is a small gravelled area. To the side is a single width driveway providing parking for up to four vehicles and leading to a single garage with up and over door and Upvc door to side. To the rear is a two tiered garden with a small patio, steps lead to the second tier which has two mature trees.

Services

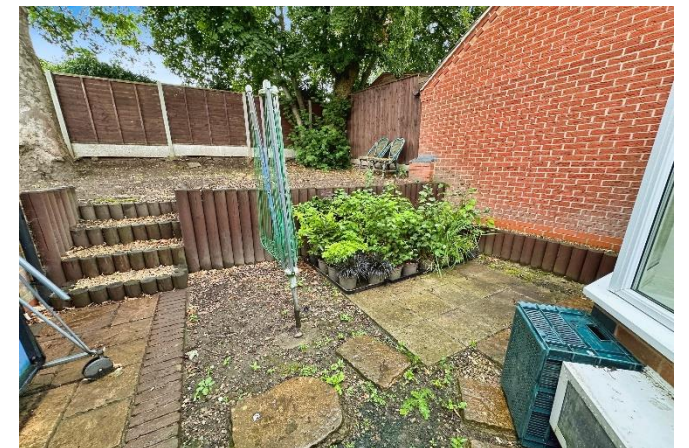
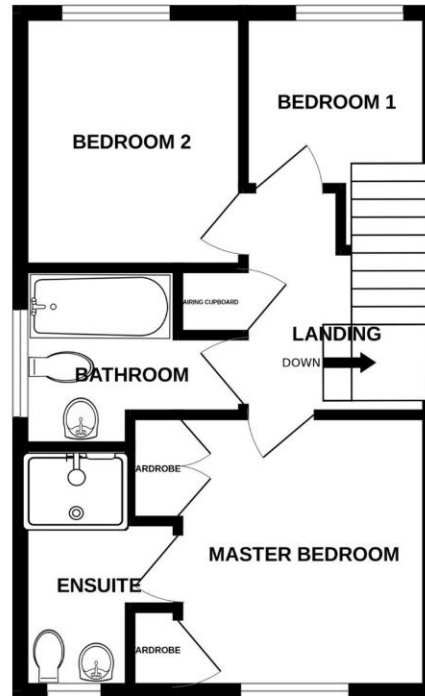
All main services are believed to be connected to the property.



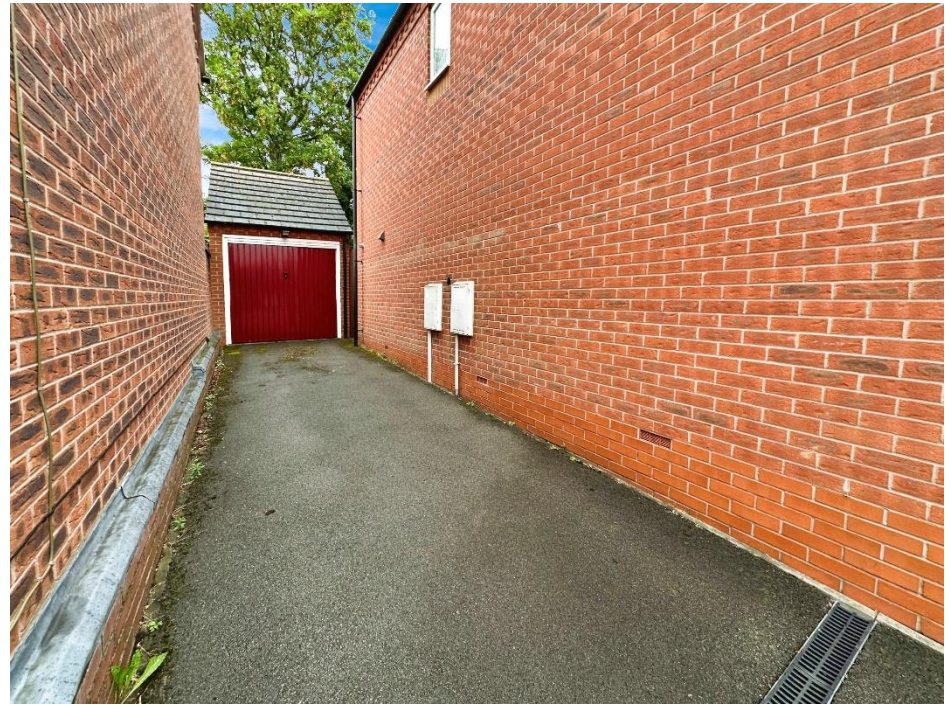
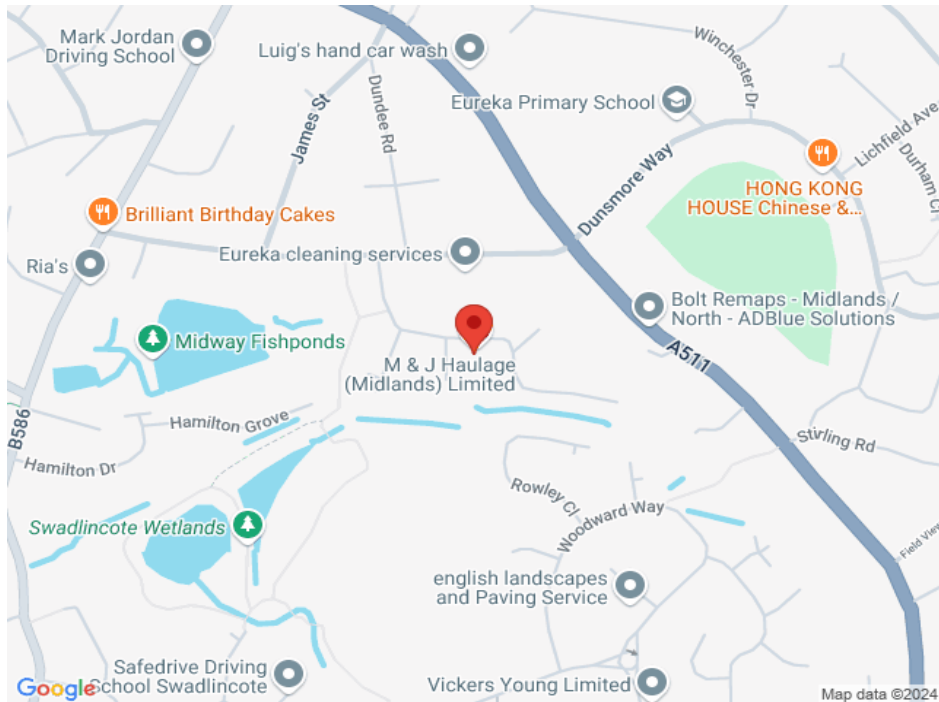
GROUND FLOOR



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+) A		
(81-91) B		85
(69-80) C	70	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

