



Hunt Way, Swadlincote



4



3



3

£315,000



Key Features

- Four Bedroomed Detached Home
- Three Reception Rooms
- Driveway & Detached Single Garage
- Fully Enclosed Private Rear Garden
- Upvc Double Glazing & Gas Fired Central Heating
- Family Bathroom & Two En-Suites
- EPC rating D
- Freehold





Newton Fallowell are pleased to be able to offer for sale this spacious four bedroomed detached family home situated in a popular residential location. The accommodation in brief comprises: - spacious entrance hall, guest cloak room, study, dining room, spacious lounge, dining kitchen and on the first floor a landing leads to four bedrooms, two bedrooms have en-suites and family bathroom. Outside the property benefits from having a large driveway and detached single garage. To the rear is a fully enclosed private rear garden with patio and decking areas. Viewings are by appointment only.

Accommodation In Detail

Composite entrance door with wooden double glazed frosted side panels leading to:

Entrance Hall

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

Dining Room 2.67m x 3.05m (8'10" x 10'0")

having one central heating radiator and Upvc double glazed bay window to front elevation.

Study 2.61m x 2.45m (8'7" x 8'0")

having BT point, consumer unit for electrics, one central heating radiator and Upvc double glazed bay window to front elevation.

Guest Cloak Room 1.02m x 1.62m (3'4" x 5'4")

having low level wc, space saving corner vanity wash basin with chrome mixer tap, tiled splashback, electric extractor fan and one central heating radiator.

Lounge 3.45m x 4.71m (11'4" x 15'6")

having electric fire with marble effect hearth and surround, media points, two central heating radiators, Upvc double glazed bay window with built-in blinds and Upvc double glazed French doors to rear elevation.

Dining Kitchen 3.78m x 5.33m (12'5" x 17'6")

having range of base and wall mounted units, granite effect laminate work surfaces, stainless steel sink and drainer with chrome mixer tap, gas fired range cooker with extractor over, integrated washing machine, tumble dryer and dishwasher, space for fridge/freezer, one central heating radiator, Upvc double glazed windows to side and rear elevations and Upvc double glazed door to rear with built-in blinds.

On The First Floor

Landing

having access to loft space via drop down ladder, built-in storage cupboard housing hot water tank and one central heating radiator.

Master Bedroom 4.62m x 3.74m (15'2" x 12'4")

having built-in double wardrobes, built-in overstairs storage, tv aerial point, two central heating radiators and two Upvc double glazed windows to front elevation.

En-Suite 2.67m x 1.48m (8'10" x 4'11")

having low level wc, pedestal wash basin with chrome taps, walk-in shower cubicle with thermostatic shower, full tiling complement to shower area, tiled splashback, extractor fan, one central heating radiator and frosted Upvc double glazed window to front elevation.

Bedroom Two 2.86m x 3.14m (9'5" x 10'4")

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

En-Suite 1.74m x 1.4m (5'8" x 4'7")

having low level wc, pedestal wash basin with chrome taps, shower cubicle with thermostatic shower over, one central heating radiator, extractor fan and tiled splashback.





Bedroom Three 2.49m x 4.12m (8'2" x 13'6")

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

Bedroom Four 1.89m x 3.14m (6'2" x 10'4")

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

Family Bathroom 2.68m x 1.71m (8'10" x 5'7")

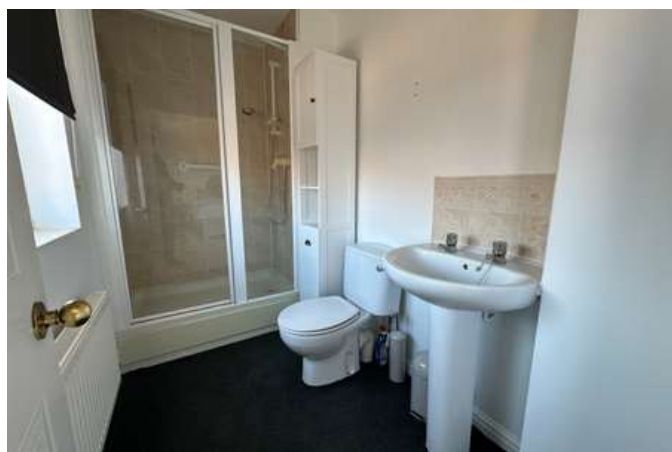
having low level wc, pedestal wash basin with chrome taps, bath with chrome fittings and mixer shower, extractor fan, half height tiling to bath area, tiled splashback, one central heating radiator and frosted Upvc double glazed window to side elevation.

Outside

To the front of the property there is an easy to maintain garden which is gravelled, a paved path leads to the front door and there is a tarmac driveway providing parking for up to four vehicles and leading to a detached single garage. To the rear is a fully enclosed garden with extensive patio area for entertaining, good sized decked area and the rest being mainly laid to lawn. Further to this there is a summerhouse which has its own power and a path leads to the driveway.

Garage

having power, eaves storage, up and over garage door and composite frosted double glazed door to rear elevation.



Services

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

Mesaurement

The approximate room sizes are quoted in metric. The imperial equivalent is included in brackets.

Tenure

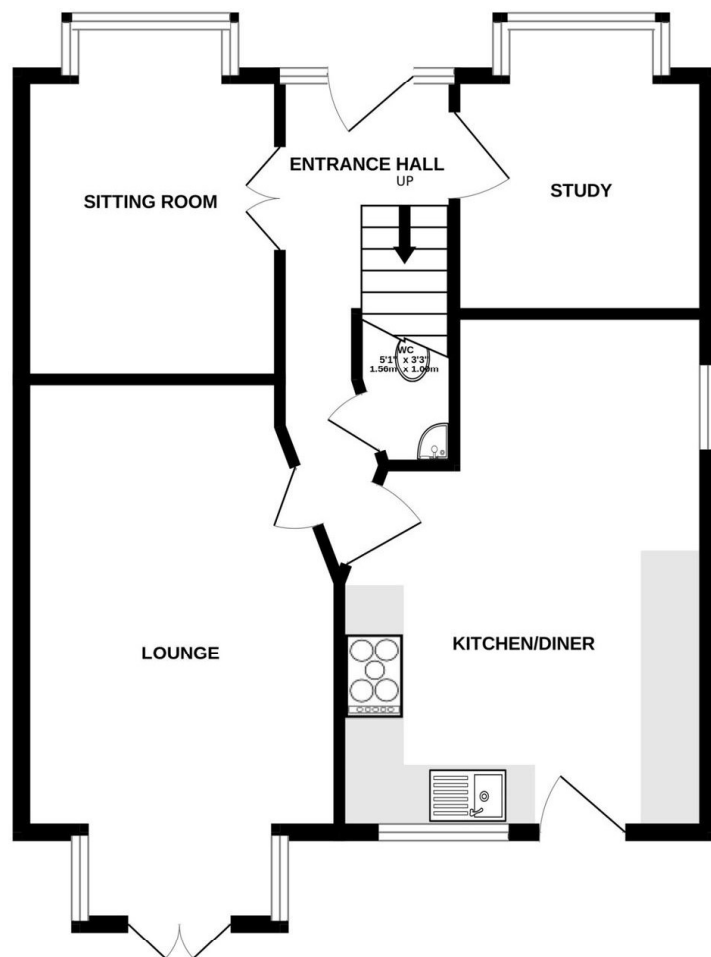
Freehold - with vacant possession upon completion. Newton Fallowell recommend that purchasers satisfy themselves as to the tenure of the property and we would recommend that they consult a legal representative such as a Solicitor appointed in their purchase.

Note

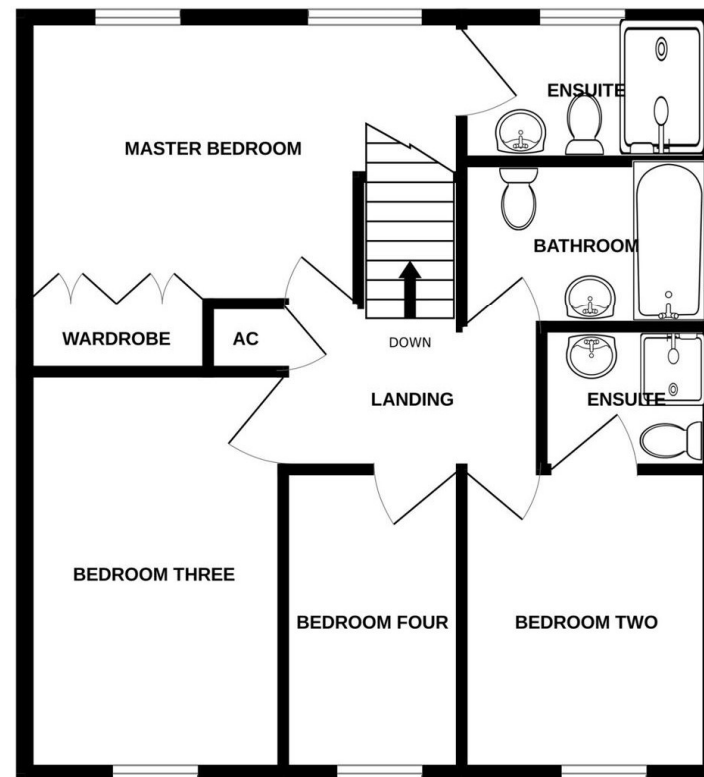
The services, systems and appliances listed in this specification have not been tested by Newton Fallowell and no guarantee as to their operating ability or their efficiency can be given.



GROUND FLOOR
629 sq.ft. (58.4 sq.m.) approx.



1ST FLOOR
588 sq.ft. (54.6 sq.m.) approx.



TOTAL FLOOR AREA : 1217 sq.ft. (113.0 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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