



Thompson Close, Swadlincote,



4



2



3

£300,000



Key Features

- Four Bedroom Detached Home
- Ample Off Road Parking
- Three Reception Rooms
- Conservatory
- Master Bedroom With En-Suite
- Upvc Double Glazed & Gas Central Heating
- EPC rating D
- Freehold





Newton Fallowell are pleased to be able to offer for sale this four bedroomed detached family home on a quiet cul de sac in Swadlincote. In brief the accommodation comprises: - entrance hall, guest cloak room, study, dining room/fifth bedroom, lounge, kitchen, conservatory and on the first floor a landing leads to four bedrooms, en-suite to master bedroom and family bathroom. Outside the property has ample off road parking and a fully enclosed tiered rear garden. Viewings are by appointment only.

Accommodation In Detail

Composite door with wooden double glazed side panels leading to:

Entrance Hall

having staircase rising to first floor, thermostat for central heating and one central heating radiator.

Guest Cloak Room 0.98m x 1.7m (3'2" x 5'7")

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

Dining Room/Ground Floor Bedroom 2.57m x 3.05m (8'5" x 10'0")

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

Study 2.57m x 5.01m (8'5" x 16'5")

having consumer unit for electrics, gas fired boiler and Upvc double glazed bow window to front elevation.

Lounge 3.43m x 4.75m (11'4" x 15'7")

having two central heating radiators, Upvc double glazed bay window to rear elevation and Upvc double glazed French doors leading out to rear patio.

Kitchen 3.77m x 3.59m (12'5" x 11'10")

having range of base and wall mounted units, granite effect laminate work surfaces, stainless steel sink and drainer with chrome mixer tap, electric oven, gas four ring hob with extractor over, space for fridge/freezer and washing machine, tiled splashback, one central heating radiator, Upvc double glazed window to rear elevation and Upvc double glazed door leading into:

Conservatory 3.3m x 3.2m (10'10" x 10'6")

having Upvc double glazed units, glass roof and Upvc double glazed French doors leading out to the rear garden.

On The First Floor

Landing

having access to loft space via drop down ladder and built-in cupboard housing the hot water cylinder.

Master Bedroom 3.58m x 3.21m (11'8" x 10'6")

having built-in double wardrobe, two central heating radiators and two Upvc double glazed windows to front elevation.

En-Suite 2.65m x 1.47m (8'8" x 4'10")

having low level wc, pedestal wash basin with chrome taps, fully enclosed shower cubicle with thermostatic shower, shaver point, extractor fan, one central heating radiator and frosted Upvc double glazed window to front elevation.

Bedroom Two 2.62m x 3.49m (8'7" x 11'6")

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

Bedroom Three 2.63m x 3.27m (8'7" x 10'8")

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

Bedroom Four 1.97m x 3.19m (6'6" x 10'6")

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



Family Bathroom 2.65m x 2.25m (8'8" x 7'5")

having low level wc, pedestal wash basin with chrome taps, bath with chrome fittings and hand held shower over, shaver point, extractor fan, one central heating radiator and frosted Upvc double glazed window to side elevation.

Outside

To the front of the property is a triple width driveway providing parking for three vehicles and a paved path leads to the rear garden. To the rear is an enclosed garden spread over three tiers. The first tier has a paved patio area and a half height brick wall to next tier which is artificially turfed. Then there is a third tier with sleeper wall and a decked staircase leads to a further paved patio area.

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.

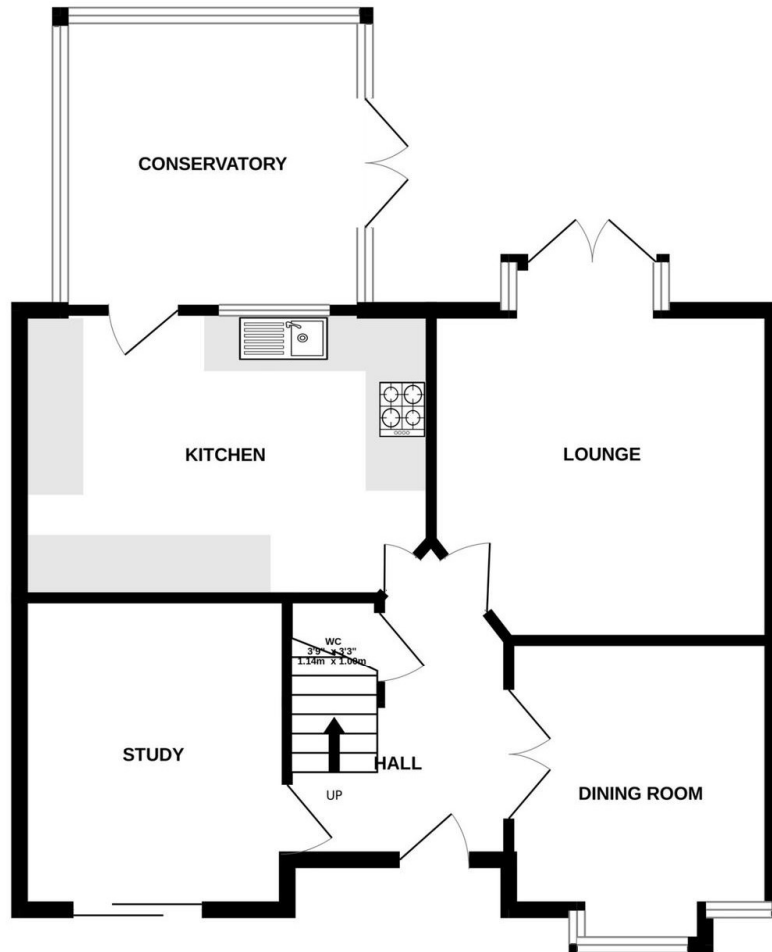
Note

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.

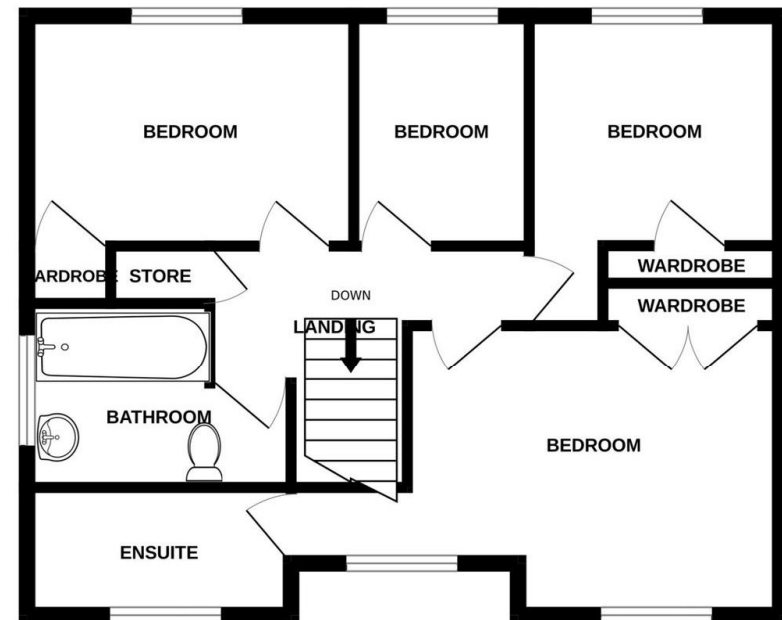




GROUND FLOOR



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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