



Kirtley Drive, Midway, Swadlincote



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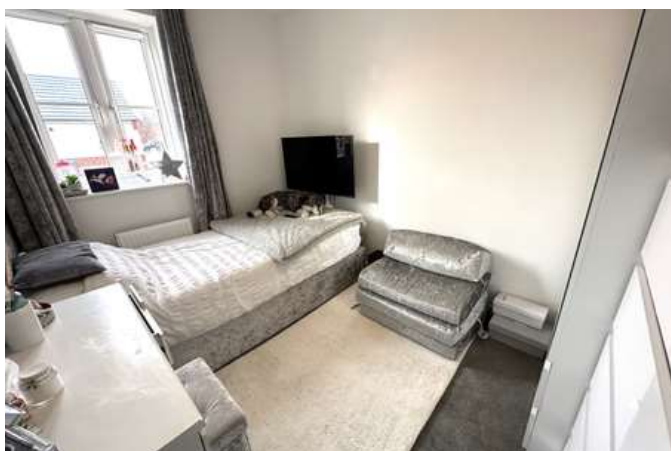
Guide price £230,000



Key Features

- Nearly New Three Bedroom Semi Detached Home
- Desirable Residential Development
- Extras Throughout
- Immaculately Landscaped Rear Garden
- Still Within The Builders Warranty
- EPC rating B
- Freehold





Newton Fallowell are pleased to be able to offer for sale this three bedroomed semi detached home on a desirable residential development in Midway. This nearly new property with a wealth of up-upgrades and an immaculately landscaped rear garden provides a superb opportunity for any buyer. Internally the accommodation in brief comprises: - entrance hall, guest cloak room, lounge, dining kitchen and on the first floor a landing leads to three bedrooms, master bedroom en-suite and family bathroom. There is off road parking for two vehicles and a fully enclosed rear garden which provides plenty of seating areas and a garden room style shed. Viewings of this property are highly recommended.

Accommodation In Detail

Frosted composite door leading through to:

Entrance Hall 1.42m x 1.33m (4'8" x 4'5")

having one central heating radiator.

Guest Cloak Room 1m x 1.53m (3'4" x 5'0")

having low level wc, space saving pedestal wash basin with chrome mixer tap and tiled splashback, consumer unit for electrics, extractor fan and one central heating radiator.

Lounge 3.47m x 4.3m (11'5" x 14'1")

having media points, thermostat for central heating, one central heating radiator and Upvc double glazed window to front elevation.

Inner Hallway

having staircase rising to first floor, fitted smoke alarm and one central heating radiator.

Dining Kitchen 4.55m x 3.23m (14'11" x 10'7")

having range of high gloss base and wall mounted units with wood effect work surface, four ring gas hob with extractor over, single undercounter electric oven, integrated dishwasher, fridge, freezer and washer/dryer, cupboard housing gas fired

combination boiler, built-in storage cupboard, one central heating radiator, Upvc double glazed French doors leading out to rear garden and Upvc double glazed window to rear elevation.

On The First Floor

Landing 2.21m x 2.01m (7'4" x 6'7")

having access to loft space and fitted smoke alarm.

Master Bedroom 3.52m x 3.35m (11'6" x 11'0")

having media points, thermostat for central heating, one central heating radiator and Upvc double glazed window to rear elevation.

En-Suite 1.55m x 2.45m (5'1" x 8'0")

having low level wc, pedestal wash basin with chrome mixer tap, fully enclosed shower cubicle with thermostatic chrome shower and glass sliding door, extractor fan. full tiling to shower area, half height tiling behind toilet and sink, one central heating radiator and frosted Upvc double glazed window to rear elevation.

Bedroom Two 2.24m x 3.11m (7'4" x 10'2")

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

Bedroom Three 2.21m x 2.1m (7'4" x 6'11")

having one central heating radiator, Upvc double glazed window to front elevation and built-in overhead storage.

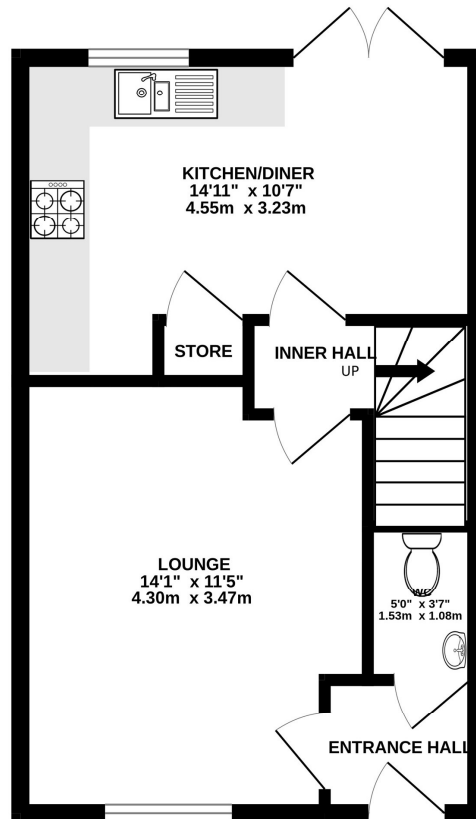
Family Bathroom 2.24m x 1.9m (7'4" x 6'2")

having low level wc, pedestal wash basin with chrome mixer tap, bath with chrome fittings and electric shower over together with glass shower screen, full tiling around bath area, half height tiling around toilet and sink, extractor fan and one central heating radiator.

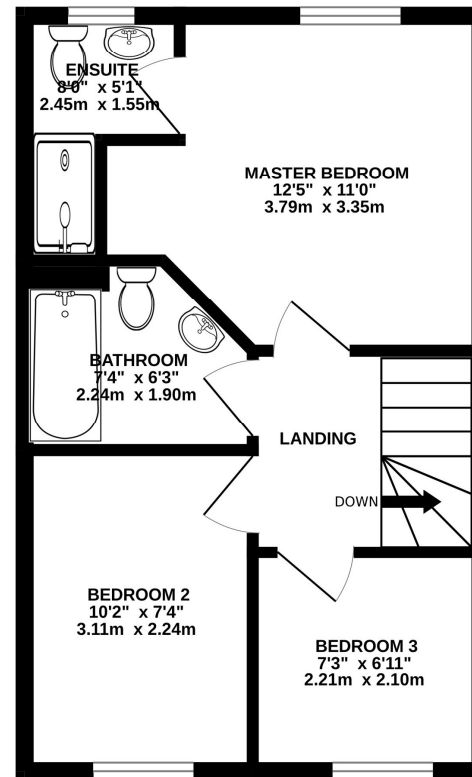
Outside

The property has a fully enclosed rear garden which has been immaculately landscaped with two tiers of porcelain slabs, bordered with railway sleepers and there is a garden room style shed. To the front is a double width tarmac driveway providing parking for up to two vehicles.

GROUND FLOOR
369 sq.ft. (34.3 sq.m.) approx.

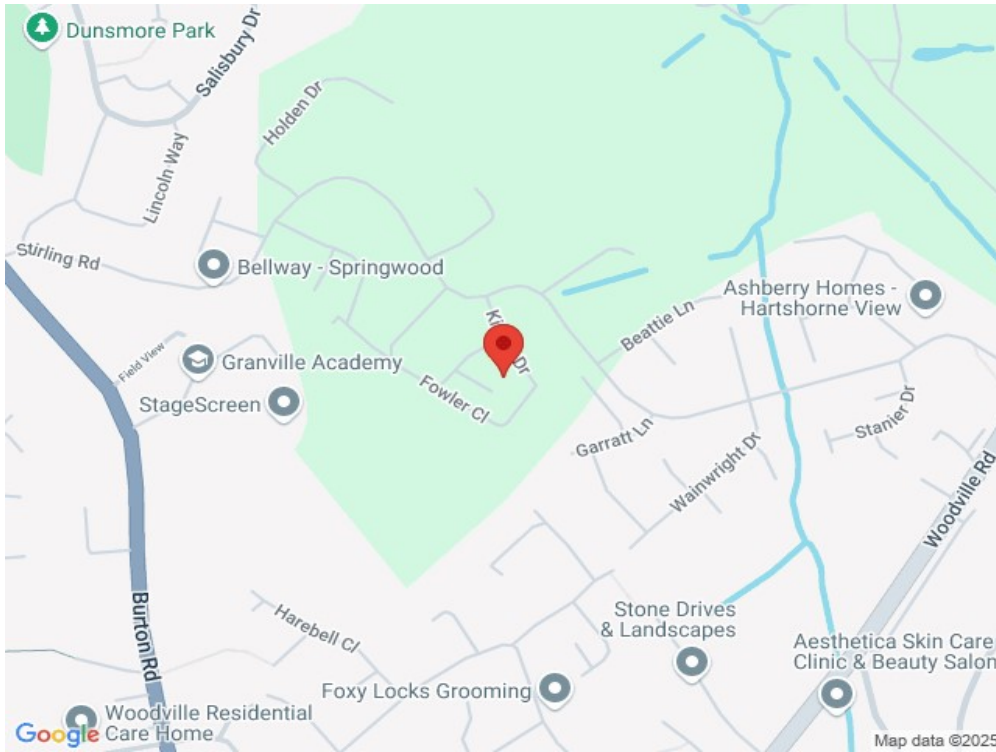


1ST FLOOR
367 sq.ft. (34.1 sq.m.) approx.



TOTAL FLOOR AREA : 736 sq.ft. (68.4 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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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		97
(81-91) B	84	
(69-80) C		
(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	
WWW.EPC4U.COM		

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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