



Swadlincote Road, Swadlincote

 4  2  3

£260,000



Key Features

- Detached Family Home
- Four Bedrooms & Three Reception Rooms
- Traditional Features
- Spacious Kitchen & Utility Room
- Two Bathrooms
- Off Road Parking & Large Rear Garden
- EPC rating D
- Freehold





Newton Fallowell are pleased to be able to offer for sale this immaculately presented four bedroomed detached family home on a prominent road in Swadlincote. Boasting expansive living space and high specification throughout an opportunity to view this property should not be missed. In brief the accommodation comprises: - porch, snug, lounge, dining room, spacious kitchen, utility room, ground floor bathroom and on the first floor a landing leads to four bedrooms and family bathroom. The property sits within a large plot, the rear garden is fully enclosed and offers plenty of outdoor entertaining space and a large, bespoke built Man Cave/Workshop which spans over two floors. Viewings are highly recommended.

Accommodation In Detail

Composite door with double glazed panels and frosted Upvc double glazed panels to side and over leading to:

Porch 2.58m x 1.19m (8'6" x 3'11")

having solid oak flooring and leading through to:

Snug 2.36m x 3.23m (7'8" x 10'7")

having feature original fireplace, BT point, tv aerial point, one central heating radiator, solid oak flooring, Upvc double glazed window to front elevation and understairs storage which gives access to the cellar, electric meter and consumer unit.

Dining Room 3.56m x 3.53m (11'8" x 11'7")

having solid oak flooring, traditional fireplace with gas fire and brick hearth, staircase rising to first floor, BT point, one central heating radiator and Upvc double glazed window to rear elevation.

Living Room 3.5m x 7.94m (11'6" x 26'0")

being a slip level room having feature fireplace with gas fire and marble hearth and wooden surround, two central heating radiators and Upvc double glazed windows to front and rear elevations.

Kitchen 3.81m x 5.24m (12'6" x 17'2")

having bespoke designer kitchen with range of base and wall mounted units, granite effect square edged laminate work surfaces, space for large rangemaster and overhead extractor, composite sink and drainer with brass mixer tap, space for American style fridge/freezer, tall larder unit, one central heating radiator, under counter lighting, in cupboard lighting, spotlights, two large Upvc double glazed windows to side elevation and walkway which has Upvc double glazed window to side elevation and leading out to the rear garden.

Utility Room 1.72m x 2.44m (5'7" x 8'0")

having wall mounted kitchen units, granite effect roll top working surface, under counter Belfast sink with black mixer tap, space for dishwasher, washing machine and tumble dryer, gas fired combination boiler and Upvc double glazed window to side elevation.

Ground Floor Bathroom 1.17m x 2.4m (3'10" x 7'11")

having low level wc with hidden cistern, vanity style wash basin with chrome mixer tap, built-in storage cupboards, bath with thermostatic shower over, tiling around bath area, tiled splashback, one central heating radiator and two frosted Upvc double glazed windows to side elevation.

On The First Floor

Landing

leading to:

Master Bedroom 3.58m x 3.55m (11'8" x 11'7")

having built-in wardrobes, feature cast iron fireplace, tv aerial point, one central heating radiator and Upvc double glazed window to rear elevation.

Bedroom Two 3.53m x 3.56m (11'7" x 11'8")

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

Bedroom Three 3.53m x 3.25m (11'7" x 10'8")

having built-in double wardrobes, feature cast iron fireplace, tv aerial point, one central heating radiator and Upvc double glazed window to front elevation.



Bedroom Four 3.26m x 2.35m (10'8" x 7'8")

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

Shower Room 2.57m x 1.77m (8'5" x 5'10")

having low level wc with hidden cistern, vanity wash basin with chrome mixer tap, built-in storage cupboards with granite effect work surface, fully enclosed shower cubicle with electric shower, full tiling to shower area, tiled splashback, extractor fan, access to loft space, one central heating radiator and frosted Upvc double glazed window to side elevation.

Outside

There is a workshop/man cave. To the front of the property is a printed concrete driveway providing parking for one vehicle, there is side access through double gates to rear to provide further off road parking. There is a large block paved patio area and a storage area for bins. To the rear is a feature fishpond, rockery and mature hedges and trees. The rear garden is fully enclosed with a large lawned area.

Workshop/Man Cave 7.43m x 3.98m (24'5" x 13'1")

On the first is same size as ground floor but has restricted head height. There is full power, built-in storage, ladder to first floor, dormer windows and decked porch 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.

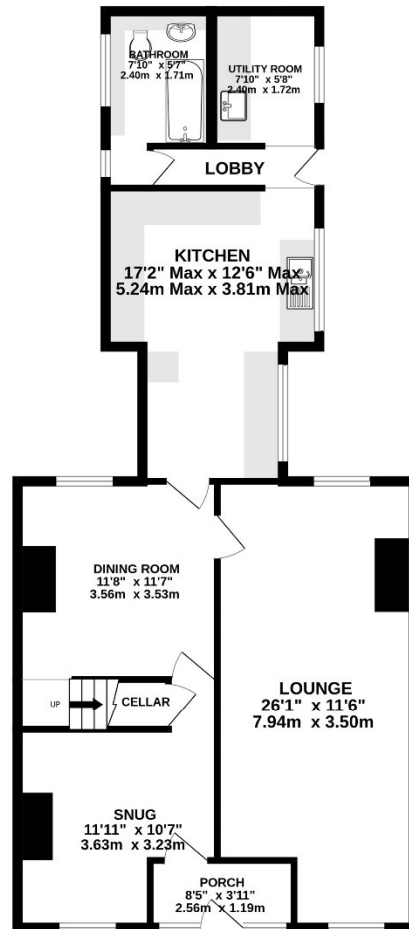
Note

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.

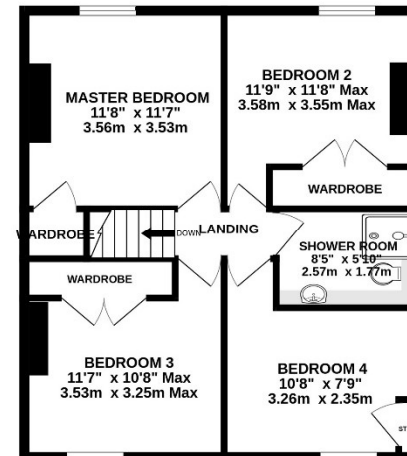




GROUND FLOOR
890 sq.ft. (82.7 sq.m.) approx.



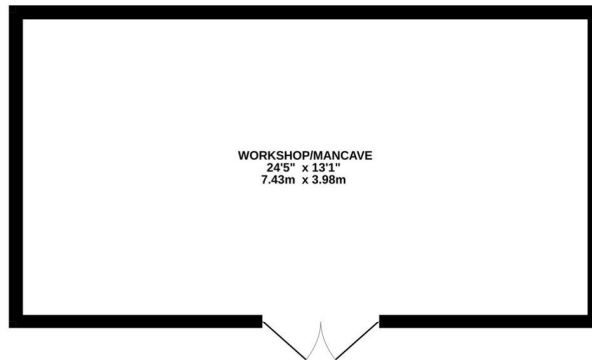
1ST FLOOR
586 sq.ft. (54.4 sq.m.) approx.



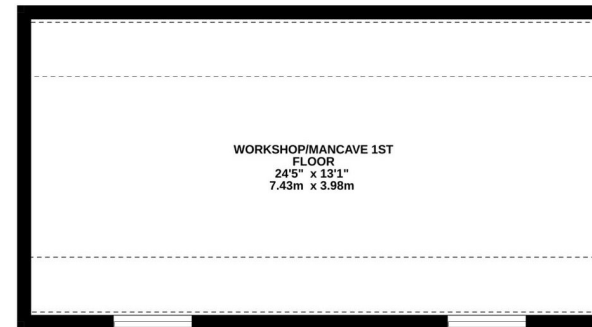
TOTAL FLOOR AREA: 1476 sq.ft. (137.1 sq.m.) approx.

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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GROUND FLOOR
318 sq.ft. (29.6 sq.m.) approx.



1ST FLOOR
318 sq.ft. (29.6 sq.m.) approx.



TOTAL FLOOR AREA : 637 sq.ft. (59.1 sq.m.) approx.

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		78
(55-68) D		
(39-54) E	56	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	
WWW.EPC4U.COM		

