



1 Swadlincote Lane, Swadlincote



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£750,000



Key Features

- Large Individual Detached Family Home
- Four Double Bedrooms
- Garaging For Approximately Four Vehicles
- High Calibre Specification
- Potentially Suit Multiple Family Living
- Five Impressive Reception Rooms
- EPC rating C
- Freehold





Newton Fallowell are delighted to be able to offer for sale Cornerways, a stunning bespoke four bedroomed detached family home built to a one off design and specification. The property enjoys large over-sized accommodation and an internal inspection will reveal large reception hallway with fabulous bespoke staircase rising to first floor, guest cloak room, main sitting room, second sitting room, formal dining room, snug, study, kitchen and utility room. On the first floor a large galleried landing leads to four impressive bedrooms, all with dressing rooms and en-suites and there is also a family bathroom. Outside the home is approached via pillared electrically operated gated entrance which leads to an extremely large block paved driveway and forecourt and in turn lead to a separate double garage with mezzanine storage/accommodation over and there is also an adjoining double length tandem garage/workshop. It is thought that subject to planning consent the garage and workshop complex would easily convert into a separate dwelling/annex for independent living. The gardens are predominantly to the rear and side.

Accommodation In Detail

Upvc double glazed entrance door with double glazed lights to either side and over leading to:

Magnificent Reception Hall 5.4m x 6.45m (17'8" x 21'2")

having twin Upvc double glazed windows to either side of entrance door, splendid American ash staircase rising to first floor with turned spindles and newel posts, understairs storage, ceramic tiling to floor, three central heating radiators, fitted dado rail, stepped moulded coving to ceiling, fitted smoke alarm, fitted wall light points and low intensity spotlights to ceiling.

Guest Cloak Room 2.38m x 1.37m (7'10" x 4'6")

having low level wc, wall mounted wash basin with enamel splashback, obscure Upvc double glazed window to rear elevation, fitted extractor vent, coving to ceiling, ceramic tiling to floor, fitted dado rail and one central heating radiator.

Sitting Room

having Upvc double glazed walk-in bay windows to front and side elevations, further Upvc double glazed window to front, stepped moulded plaster coving to ceiling, fitted wall light points, illuminated chimney breast with inset living flame plasma style Bodart & Onay fire with black granite hearth, illuminate display niches to either side of fireplace, three double central heating radiators, fitted dado rail and double doors leading through to:

Second Sitting 4.67m x 3.14m (15'4" x 10'4")

having Upvc double glazed French doors to side elevation, further Upvc double glazed French doors overlooking the rear garden, oak effect laminate flooring, one central heating radiator, coving to ceiling and fitted wall light points.

Reception Room Three

having Upvc double glazed walk-in bay window to front elevation, two further Upvc double glazed windows to side, fitted dado rail, coving to ceiling and one central heating radiator.

Formal Dining Room

having Upvc double glazed walk-in bay window to side elevation, one central heating radiator, coving to ceiling, low intensity spotlights to ceiling, fitted dado rail and double bevel half glazed doors leading to:

Fitted Kitchen 3.75m x 3.25m (12'4" x 10'8")

having a lovely array of maple fronted base and eye level units with complementary rolled edged working surfaces, Bosch oven, extractor canopy, stainless steel sink and draining unit, integrated fridge and freezer, ceramic tiling to floor, coving to ceiling, low intensity spotlights to ceiling, built-in kickboard suction waste system which leads to a central housing cylinder and Upvc double glazed windows to side and rear elevations.

Utility Room

having a matching range of maple fronted base and eye level units with complementary working surfaces, stainless steel sink and draining unit, plumbing for washing machine, integrated fridge, wall mounted Worcester Bosch gas fired central heating boiler with digital timer, ceramic tiling to floor, one central heating radiator, coving to ceiling, fitted dado rail, half double glazed door leading to rear elevation.





Reception Room Four 2.38m x 3.48m (7'10" x 11'5")
having Upvc double glazed window to rear elevation, one central heating radiator and coving to ceiling.

On The First Floor

Half Landing

leading to:

Impressive Main Landing 6.43m x 5.09m (21'1" x 16'8")
having stunning Upvc double glazed picture window to front elevation, access to loft space via retractable ladder, low intensity spotlights to ceiling, coving to ceiling, two central heating radiators and varnished pitched pine flooring throughout the first floor.

Master Bedroom Suite

having Upvc double glazed windows to front and side elevations, two central heating radiators, coving to ceiling, fitted dado rail and an extensive array of built-in Beech wardrobe furniture.

Walk-In Dressing Room

having built-in hanging and storage and coving to ceiling.

En-Suite Shower Room

having suite comprising low level twin flush wc with concealed cistern, vanity wash basin, over-sized shower enclosure with thermostatically controlled Drenche shower and hand held shower, obscure Upvc double glazed window to side elevation, full tiling complement to walls and floor, low intensity spotlights to ceiling, one central heating radiator, heated towel radiator and fitted extractor vent.

Bedroom Two

having Upvc double glazed window to side elevation, coving to ceiling, fitted dado rail and one central heating radiator.

Dressing Room

having an extensive array of hanging and shelving, obscure Upvc double glazed window to rear elevation and one central heating radiator.



En-Suite Shower Room

having suite comprising quadrant shower enclosure, pedestal wash basin, low level wc, fitted dado rail, obscure Upvc double glazed window to rear elevation, coving to ceiling, fitted extractor vent and one central heating radiator.

Bedroom Three

having Upvc double glazed windows to side and rear elevations, spotlights to ceiling, one central heating radiator and built-in double wardrobe.

Dressing Room

having storage, shelving and one central heating radiator.

En-Suite Shower Room

having suite comprising low level wc, pedestal wash basin, quadrant shower enclosure, coving to ceiling, 2/3 tiling to walls, obscure Upvc double glazed window to side elevation, one central heating radiator and fitted extractor vent.

Bedroom Four

having Upvc double glazed windows to front and side elevations, contemporary horizontal central heating radiator, fitted dado rail and coving to ceiling.

Dressing Room

having range of built-in storage and shelving.

En-Suite Shower Room

having suite comprising pedestal wash basin, low level wc, quadrant shower enclosure, 2/3 tiling to walls, coving to ceiling, obscure Upvc double glazed window to side elevation and fitted extractor vent.

Bathroom

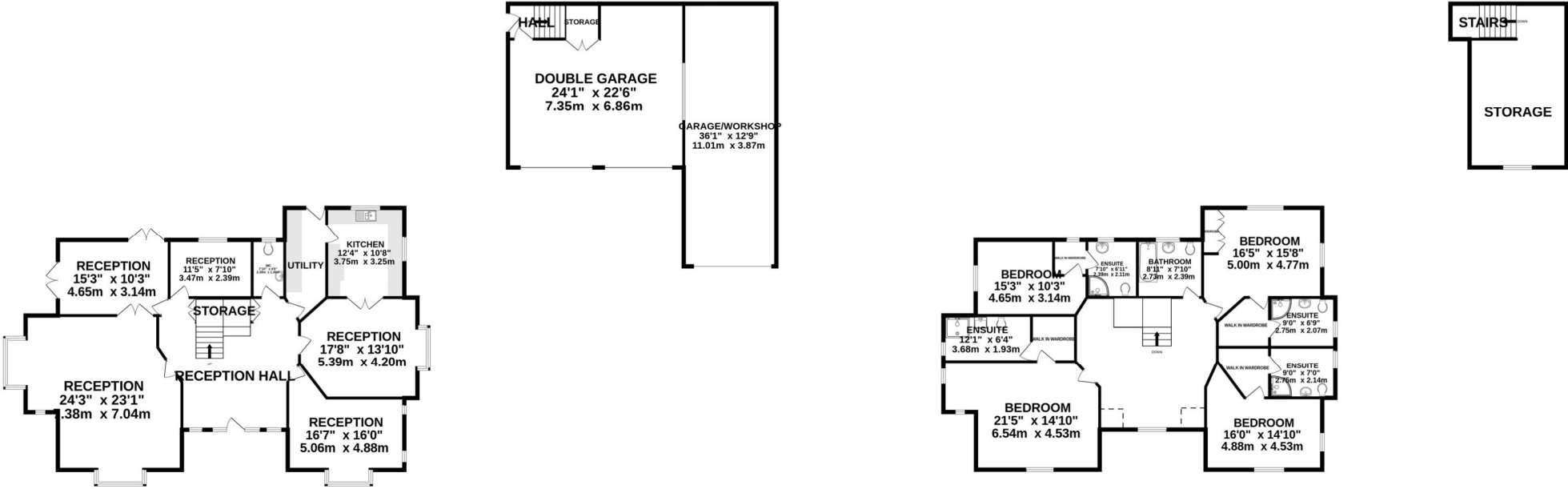
having suite comprising jet spa bath with side fill taps, pedestal wash basin, low level wc, 2/3 tiling to walls, one central heating radiator, coving to ceiling, fitted extractor vent and obscure Upvc double glazed window to rear elevation.
having electric roller shutter door.





GROUND FLOOR
2628 sq.ft. (244.1 sq.m.) approx.

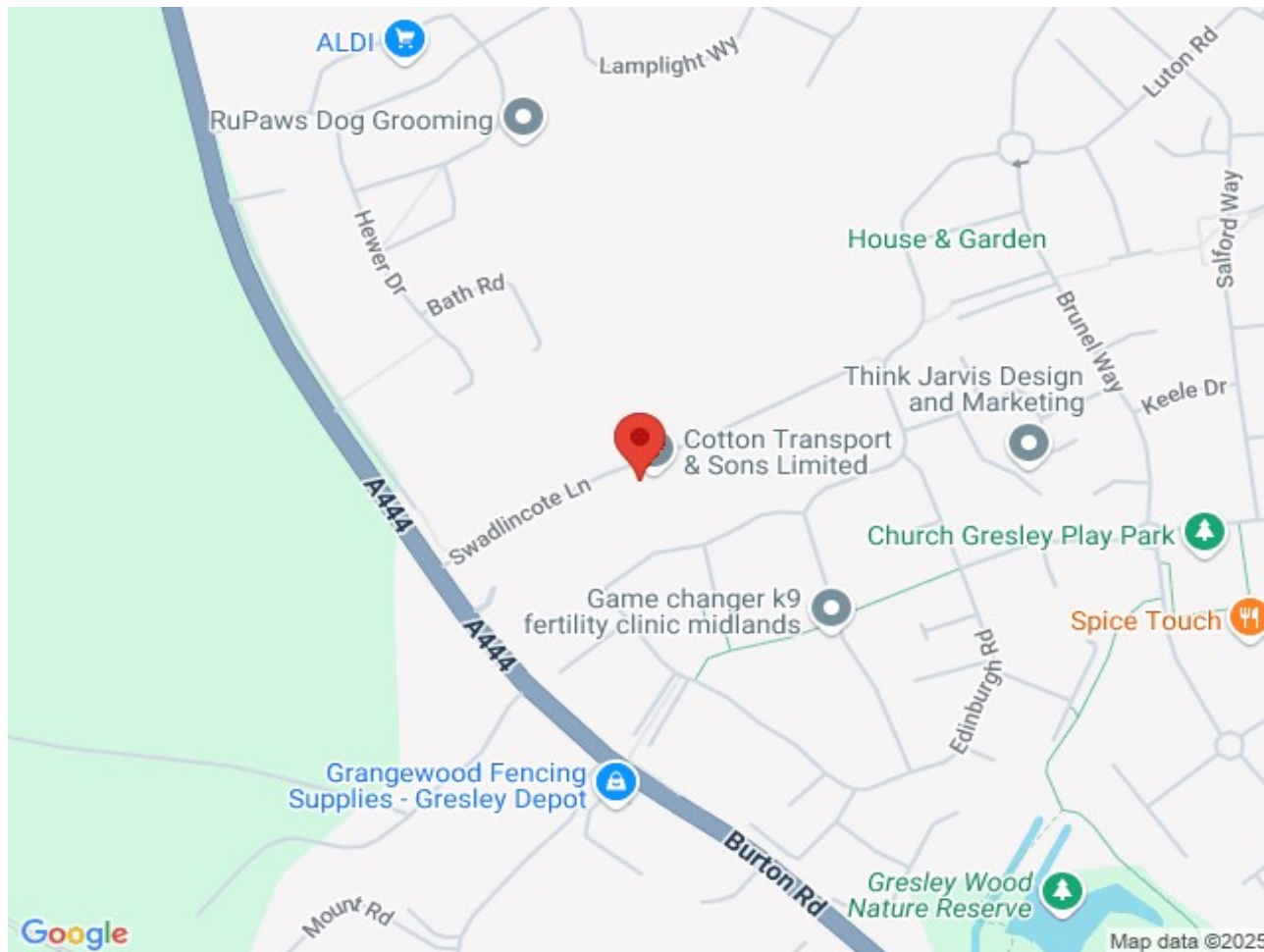
1ST FLOOR
1886 sq.ft. (175.2 sq.m.) approx.



CORNERWAYS 1 SWADLINCOTE LANE, SWADLINCOTE, DE11 9EG

TOTAL FLOOR AREA : 4514 sq.ft. (419.3 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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Outside

The property is approached via two brick built entrance columns with electric sliding gates leading to a sweeping extensive block paved driveway providing parking for many vehicles. The frontage is well screened by a laurel hedgerow with planted borders along the front boundary. A extensive perimeter of block paving is around the house together with extensive shaped lawns, there are various seating areas including a flagged area and decking area. The driveway leads to a detached double garage and workshop complex.

Double Garage

having twin electric remote controlled roller shutter doors, lighting, obscure Upvc double glazed window to side elevation, useful first floor mezzanine which also has a separate access door.

Mezzanine 6.9m x 4.05m (22'7" x 13'4")

having Upvc double glazed window to front elevation and an extensive boarded flooring.

Garage/Workshop 11m x 3.87m (36'1" x 12'8")

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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