



Frank Bodicote Way, Swadlincote,

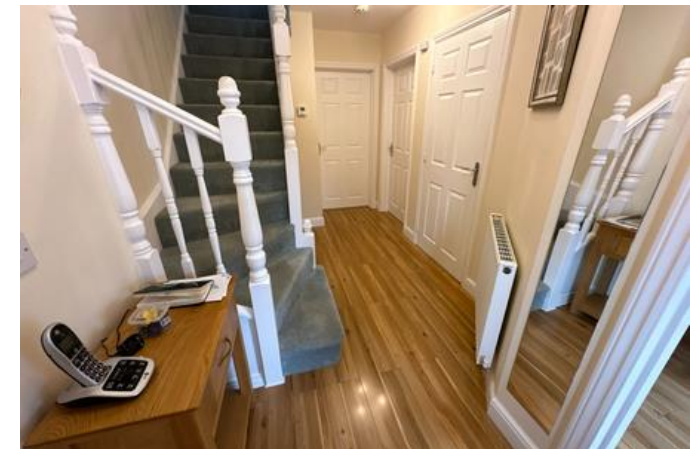
 4  2  2

Guide price £310,000



Key Features

- Spacious Four Bedroomed Detached Home
- Highly Regarded Residential Location
- Beautifully Presented Throughout
- High Level Of Internal Specification Throughout
- Newly Fitted Bathroom & En-Suite
- Fabulous Re-Fitted Kitchen
- EPC rating C
- Freehold





Situated in this very popular location this spacious beautifully presented four bed roomed detached family home has been carefully looked after and is presented to a high standard. Arranged over two floors the accommodation in brief comprises: - spacious entrance hall, guest cloak room, large rear sitting room, separate dining room, re-fitted kitchen and on the first floor a landing leads to four very well proportioned bedrooms, the master bedroom has a wealth of wardrobes and a beautifully fitted en-suite shower room and there is a re-fitted family shower room. Outside to the front a double width driveway provides access to an attached garage and to the rear is a pleasant mainly hard landscaped garden.

Accommodation In Detail

Open Canopied Entrance

having brick arched detail and half obscure leaded and stain glazed entrance door leading to:

Entrance Hall 4.57m x 2.23m (15'0" x 7'4")

having dog legged staircase rising to first floor with turned newel post and spindles, high quality polished engineered oak flooring, one double central heating radiator, fitted smoke alarm, thermostatic control for central heating and courtesy access door to garage.

Guest Cloak Room

having low level wc, pedestal wash basin, heated chrome ladder towel radiator, quality fitted polished engineered oak flooring and fitted extractor vent.

Large Rear Sitting Room 4.73m x 3.72m (15'6" x 12'2")

having high gloss polished engineered oak flooring, sliding Upvc double glazed patio doors opening out to the rear garden, two double central heating radiators and fitted maple fireplace with black polished marble backplate and hearth together with inset electric fire.

Dining Room 3.06m x 2.90m (10'0" x 9'6")

having Upvc triple glazed window to front elevation, one central heating radiator and polished engineered oak flooring.

Large Kitchen 4.48m x 2.50m (14'8" x 8'2")

having a lovely array of grey fronted base and eye level units with complementary rolled edged working surfaces, polycarbonate sink and draining unit with swan neck mixer tap, plumbing for washing machine, fitted Samsung electric hob with contemporary Indesit extractor over, Indesit electric oven, one central heating radiator, Upvc triple glazed window to rear elevation, half obscure double glazed door to rear, coving to ceiling and large store with fitted base and wall mounted units providing excellent larder space.

On The First Floor

Landing

having access to loft space, one central heating radiator, fitted smoke alarm and large full height store/airing cupboard.

Master Bedroom 3.84m x 4.10m (12'7" x 13'6")

having Upvc triple glazed window to front elevation, one central heating radiator and a range of built-in wardrobes with shelving and hanging.

En-Suite Shower Room

having suite comprising quadrant shower cubicle with electric shower, vanity wash basin, low level wc, fitted extractor vent, obscure Upvc triple glazed window to front elevation, heated ladder towel radiator and marble effect aqua-boarding to walls.

Bedroom Two 3.36m extending to 4.06m x 2.42m

having Upvc triple glazed window to front elevation, one central heating radiator and coving to ceiling.



Bedroom Three 3.1m x 2.74m extending to 3.38

having Upvc triple glazed window to front elevation, one central heating radiator and coving to ceiling.

Bedroom Four 1.94m x 2.53m (6'5" x 8'4")

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

Shower Room

having newly fitted suite comprising over-sized shower enclosure with thermostatically controlled shower, vanity wash basin, low level wc, aqua-boarding to walls, coving to ceiling, heated ladder towel radiator and fitted extractor vent.

Outside

To the front of the property is a mainly hard landscaped fore garden with an adjacent block paved double width driveway providing ample parking and leading to an attached garage. To the rear is a very pleasant, private, enclosed garden and features a large flagged patio, raised flower borders and gravelled area. The garden is well screened by mature shrubs and a mature cherry tree,

Garage

having new 50/50 garage doors, electric light, power and housing the gas fired central heating boiler.



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

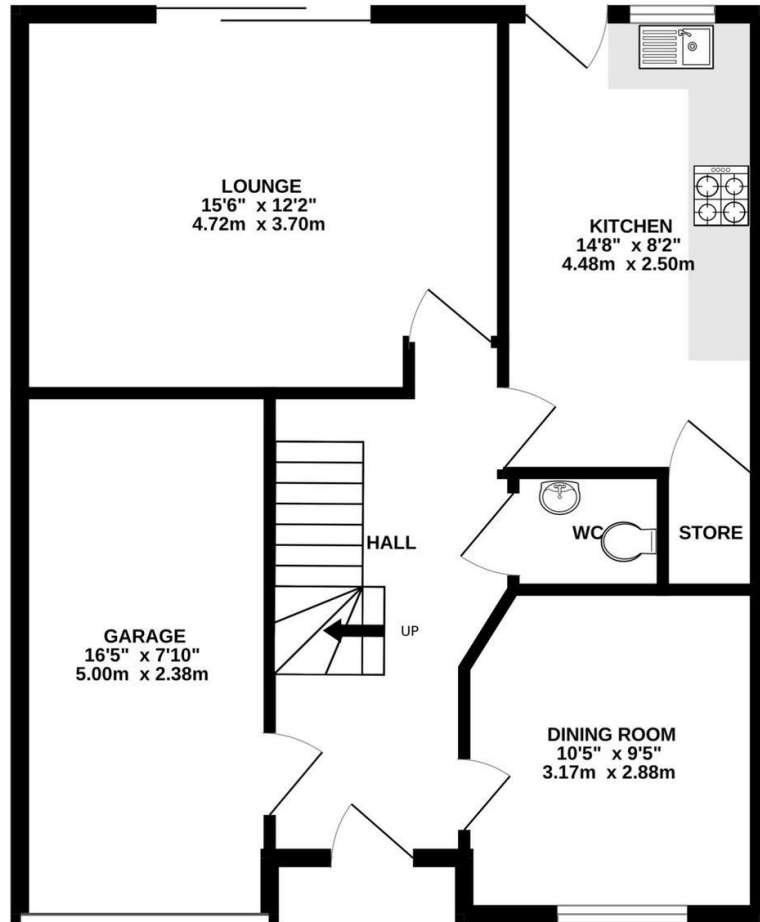
Freehold - with vacant possession upon completion. Newton Fallowell recommend that purchasers satisfy themselves as to the tenure of the property and we would recommend that they consult a legal representative such as a Solicitor appointed in their purchase.

Note

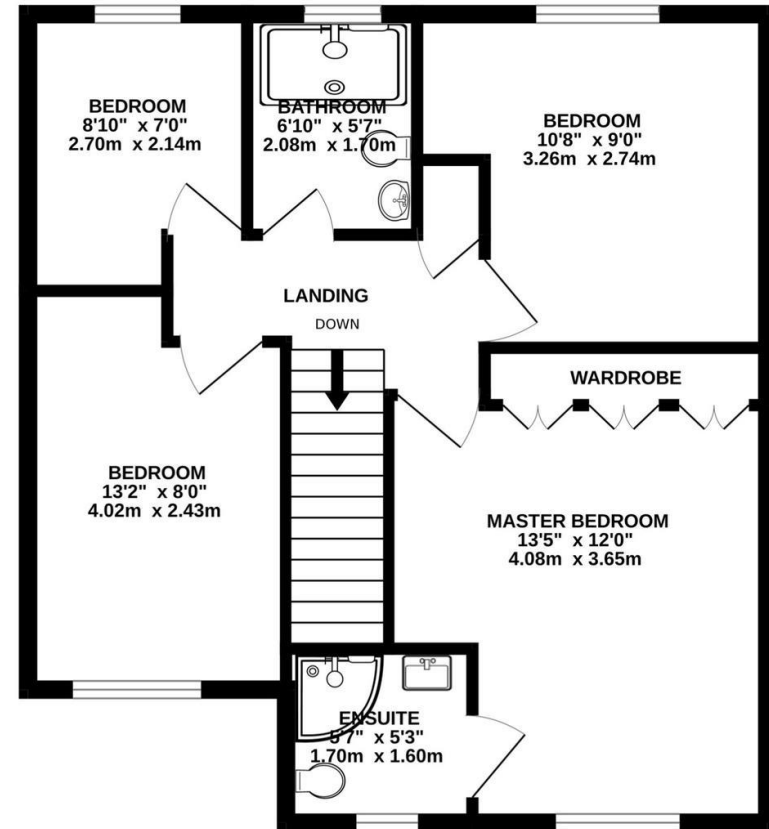
The services, systems and appliances listed in this specification have not been tested by Newton Fallowell and no guarantee as to their operating ability or their efficiency can be given.



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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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		83
(69-80) C	69	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC

Address:
35 Frank Bodiocote & 1/2