

Broadfield Thorntree Lane, Swadlincote, DE11 0LW

£2,500 PCM





Located on the charming Thorntree Lane in Newhall, Swadlincote, this brand new bespoke four-bedroom detached home is a true gem waiting to be discovered.

The property boasts a modern energy-efficient air-sourced heating system, coupled with wet underfloor heating on the ground floor, ensuring your comfort all year round.

As you step inside, you are greeted by two reception rooms, offering ample space for entertaining guests or simply relaxing. The impressive entrance reception sets the tone for the elegance and comfort that awaits you throughout the property. The heart of this home lies in the stunning kitchen diner.

Upstairs, you will find four well-proportioned bedrooms, providing plenty of space for a family additionally to the first floor there is two bathrooms facilities.

Ample off road parking with space for up to six vehicles & a double garage.

Call ABODE Lettings to arrange your viewing!

### Accommodation

The ground floor accommodations offers wet under floor heating throughout.

#### Entrance hallway

With stairs rising to the first floor, double glazed windows to the front elevation and doors leading off to:

#### Living Room

With double glazed window to the front elevation and a tv aerial point.

#### WC/cloaks

With a low level wc, wash hand basin with mixer tap and vanity unit below and an electric extractor fan.

#### Sitting room

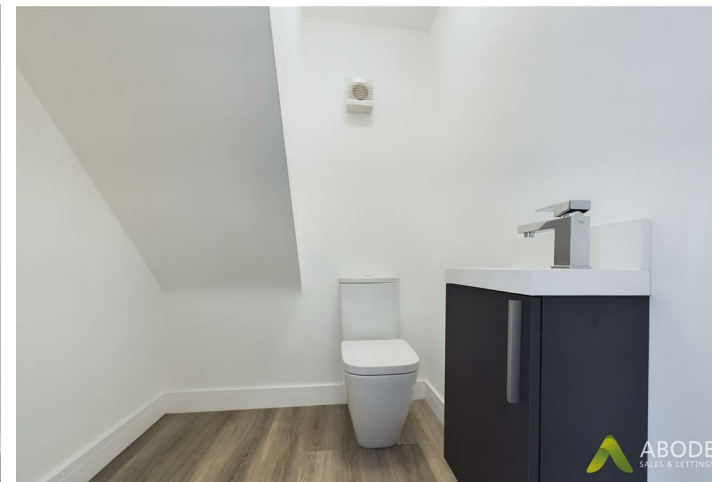
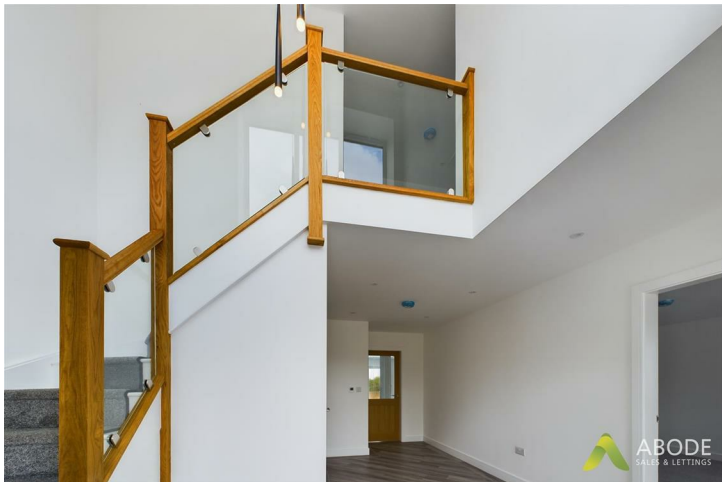
With double glazed window to the front elevation and double glazed upvc French doors leading out onto the garden.

#### Kitchen diner

With a selection of matching wall and base units having a marble preparation work surface with one and a half bowl recessed stainless steel sink with mixer tap and drainer, integrated dishwasher and fridge freezer, induction BOSCH hob with extractor over, electric BOSCH oven and separate grill, island bar with integrated drink cooler and under counter drawers, double glazed windows to the rear and side elevation, recessed spotlighting and a door leading to the plant room.

#### First floor landing

A galleried landing having glass balustrades, a double glazed UPVC window overlooking the front elevation and adjacent countryside, central heating radiator, loft hatch, recessed spotlighting, and doors leading off to:





#### Bedroom Three

With central heating radiator and a double glazed UPVC window to the rear elevation .

#### Bedroom Four

With central heating radiator and a double glazed UPVC window to the rear elevation .

#### Outside

The outside of the property to the front elevation offers a generous driveway providing ample parking facility, a double detached garage and raised wall. The rear elevation offers a good sized garden with patio area ideal for entertaining.



#### Family bathroom

With a four piece suite comprising: low-level WC, wash hand basin with mixer tap and vanity unit below, freestanding bath with mixer tap and handset over, shower cubicle with gravity shower over and glass door, tiled flooring and partially tiled walls, recessed spotlighting central heating radiator and a double glazed UPVC window to the side elevation with opaque glass.

#### Master Bedroom

With central heating radiator, a double glazed UPVC window to the front elevation, and a door leading through to:

#### Ensuite shower room

With a three-piece suite comprising: low level WC, wash handbasin with vanity unit below and mixer tap, shower cubicle with glass shower screen, gravity shower over with handset, tiled flooring and partially tiled walls, central heating radiator, electric extractor fan, recessed spotlighting, double glazed UPVC window to the front elevation.

#### Bedroom Two

With central heating radiator and a double glazed UPVC window to the rear elevation .

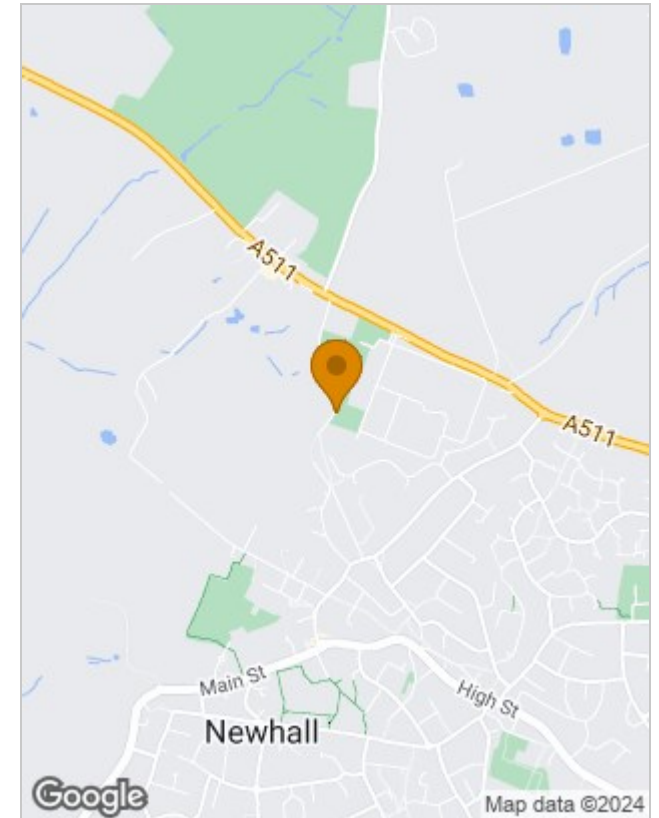




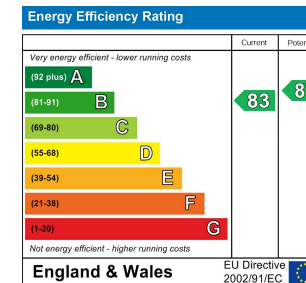
## Floor Plans



## Location Map



## Energy Performance Graph



Please contact our Burton Lettings Office on 01283 845888 if you wish to arrange a viewing appointment for this property or require further information.

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