



10 Jade Close
Swadlincote, Derbyshire DE11 0XR
£355,000

lizmilsom
properties 

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Welcome to Jade Close, Swadlincote - a stunning property that offers the perfect blend of modern living and comfort. This nearly new detached house, built in 2021 by Avant Homes, is a dream come true for those seeking a spacious and contemporary home, being offered for sale by LIZ MILSOM PROPERTIES .

As you step inside, you are greeted by not one, but two reception rooms - a separate lounge for cosy evenings and a fabulous open-plan family living and dining area that seamlessly connects to the fitted kitchen. The kitchen is a true highlight with its modern appliances and bi-fold doors that flood the space with natural light, creating a welcoming atmosphere for family gatherings or entertaining guests.

This property boasts four generously sized bedrooms, three bathrooms, and a rear enclosed garden - providing ample space for a growing family's needs. The master bedroom comes with an en suite, offering a touch of luxury and privacy. Convenience is key with parking available for up to two vehicles, making coming home a breeze. The hall features an open-plan dedicated home office/work area, perfect for those who require a designated space for remote work or study. Located in a desirable area, this property is ideal for those looking for a peaceful retreat while still being close to local amenities. Don't miss the opportunity to make this beautiful house your new home - book a viewing today and step into a world of modern elegance and comfort at Jade Close. EPC rating B - Council Tax Band D

- Location, Location, Location!
- Open plan living at its best - View now !!
- Fabulous open plan Living, Dining fitted Kitchen area
- Four generous sized bedrooms
- Enclosed not overlooked rear garden
- Nearly new 4 bedroomed executive style home
- Dedicated study/snug, Utility area
- With Bi-fold doors onto the fully enclosed rear garden
- Including Master bedroom with fitted wardrobes & En Suite
- Rear driveway leading to garage, ideal for commuter.



Location

Situated on the new Cadley Village Development by Avant Homes, this property is great for quick access to the town centre and a wide range of amenities including a retail park, parks, Golf Range, Leisure Centre, Cinema, restaurants, a variety of supermarkets and shopping facilities and schools are also within walking distance. Doctors Surgery and Health Centre (located just down the road) and the bus station is central close to the Library.. Benefiting from a good range of commuter road links and lovely woodland walks this is the ideal location for your family ! Swadlincote is so well placed for the commuter with excellent road links leading to Burton upon Trent, Ashby de la Zouch and Derby with the major A-roads of the A444, A511 and A38. The M42 is also easily accessible which in turn leads to the major cities.

Overview

The property benefits from gas central heating, double glazing and the balance of the 10 year Warranty.

Welcome to this extremely spacious and immaculately presented, READY TO MOVE INTO home, built to the 'Kintbury' design - a charming 4 bedroom designed home by Avant Homes in 2021 and is pleasantly located on a large corner plot overlooking a delightful open area on their popular new development on the outskirts of Swadlincote.

Ground floor:

On passing through the front door, you enter into a bright hallway with a n open plan cosy study/snug space with plenty of natural light. This property then has the added advantage of a separate living room being the ideal place to relax or entertain friends. Having dual aspect windows taking full advantage of the open green area. The hallway also gives access to a large WC/Guest Cloaks with two piece suite with floating wash hand basin & close coupled WC and dedicated utility space. Passing through to the rear of the property, this room definitely has the wow factor, which boasts a spacious living space including additional relax area, open plan dining, and a fantastic fitted kitchen providing sleek clean lines with soft close wall and floor light coloured light grey units with many integrated appliances including dishwasher, built in oven, hob and extractor. Bring the outside in with bi-fold doors leading to the fully enclosed delightful rear garden, which is not overlooked. Providing plenty of natural light and practical flooring throughout, this room is great for growing family needs.

First floor:

Upstairs you'll find a generous sized landing with access to loft access a spacious main bedroom with private boutique style ensuite shower room including a large electronic shower, contemporary suite by Sottini comprising of a wash hand basin with cupboard beneath and closed coupled WC. Two further double bedrooms and large single bedroom with additional storage are all served by a high quality, well equipped modern family bathroom boasting contemporary tiling, toilet, washbasin, and bath with waterfall shower over with screen.

Ground floor accommodation

Spacious impressive Hall

14'7 x 13'11 (4.45m x 4.24m)

Spacious Lounge

16'0 x 9'11 (4.88m x 3.02m)

Rear fabulous fitted Kitchen/Dining & Living area

21'7 x 13'3 (6.58m x 4.04m)

Separate Utility

6'1 x 4'1 (1.85m x 1.24m)

Downstairs Cloaks/WC

5'4 x 5'3 (1.63m x 1.60m)

First floor accommodation

Splendid Master bedroom

11'1" x 17'3" (3.38m x 5.26m)

Luxury boutique style En-suite Shower Room

4'7 x 7'5 (1.40m x 2.26m)

Double Bedroom 2

12'6 x 9'8 (3.81m x 2.95m)

Double Bedroom 3

9'11 x 11'5 (3.02m x 3.48m)

Bedroom 4

13'7 x 8'2 (4.14m x 2.49m)

Sleek contemporary Bathroom including shower

5'7 x 6'11 (1.70m x 2.11m)

Tenure

Freehold - with vacant possession on completion. Liz Milsom Properties Limited recommend that purchasers satisfy themselves as to the tenure of this property and we recommend they consult a legal representative such as a solicitor appointed in their purchase.

Services

Water, mains gas and electricity are connected. The services, systems and appliances listed in this specification have not been tested by Liz Milsom Properties Ltd and no guarantee as to their operating ability or their efficiency can be given.

Viewing Strictly Through Liz Milsom Properties

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Available:

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9.00 am - 5.00 pm Friday

9.00 am – 4.00 pm Saturday

Closed - Sunday

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Measurements

Please note that room sizes are quoted in metres to the nearest tenth of a metre measured from wall to wall. The imperial equivalent is included as an approximate guide for applicants not fully conversant with the metric system. Room measurements are included as a guide to room sizes and are not intended to be used when ordering carpets or flooring.

Disclaimer

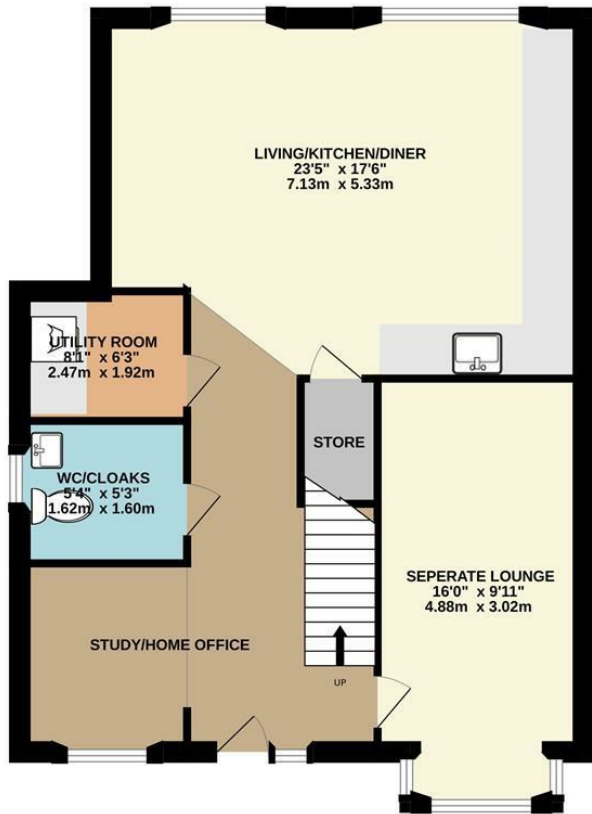
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LMP/LMM/MAC DRAFT 1 9/5/2024

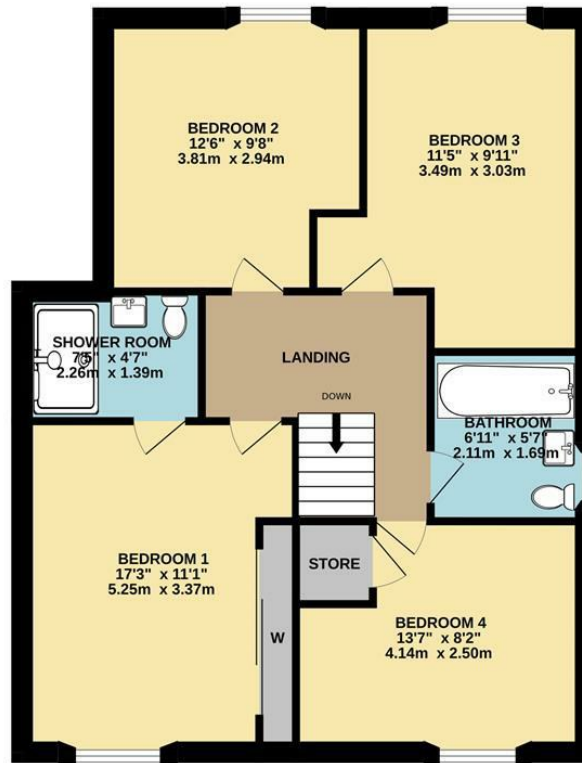




GROUND FLOOR
937 sq.ft. (87.1 sq.m.) approx.



1ST FLOOR
920 sq.ft. (85.5 sq.m.) approx.

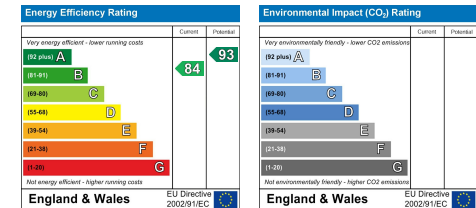


TOTAL FLOOR AREA : 1857 sq.ft. (172.5 sq.m.) approx.

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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Directions

For SAT NAV purposes use DE11 0XR



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COUNCIL TAX

Band: D

The vendor informs us that the property is Freehold, however we have not inspected the title deeds. We would advise you consult your own solicitor to verify the tenure.



THE TEAM

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GENERAL INFORMATION

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THE NATIONAL ASSOCIATION OF ESTATE AGENTS (NAEA)/THE PROPERTY OMBUDSMAN SCHEME

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