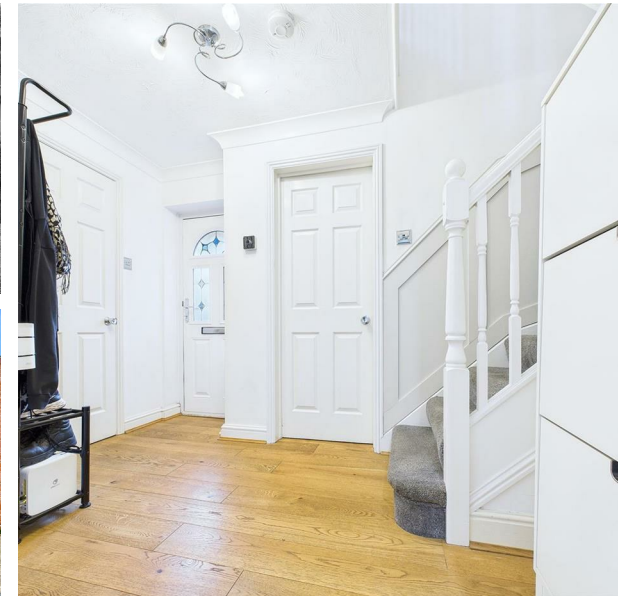


Potters Croft, Swadlincote, DE11 0WD

£325,000

Council Tax Band: D



Beautifully presented throughout, this modern four-bedroom detached home offers excellent living space ideal for growing families. Set within a cul-de-sac, the property has been thoughtfully improved by the current owners, featuring a stunning refitted kitchen and utility, a versatile dining/family room, and a conservatory opening onto the landscaped rear garden. The home also benefits from a stylish principal bedroom with fitted wardrobes and en-suite, ample parking to the front.

Location — Potters Croft, Swadlincote

The property is situated opposite Pingle School, making it an excellent choice for families with children, to take away the pressure of the school run. Potters Croft is a well-established residential cul-de-sac located near to Swadlincote Town Centre, within easy reach of local amenities, and commuter routes.

In Swadlincote Town Centre you'll find shops, supermarkets, cafés, and leisure facilities including the multi-screen cinema and leisure centre. Scenic outdoor spaces such as Eureka Park, Maurice Lea Memorial Park, and Swadlincote Woodlands are all nearby, while the A511, A444, A38, and M42 provide excellent road connections for commuting towards Burton-on-Trent, Ashby-de-la-Zouch, and Derby.

Upon entering, you will find two inviting reception rooms, including a remarkable 16ft dining room, perfect for hosting gatherings or enjoying family meals. The design of the home ensures a seamless flow between spaces, making it ideal for modern living.



Open House Burton & Swadlincote

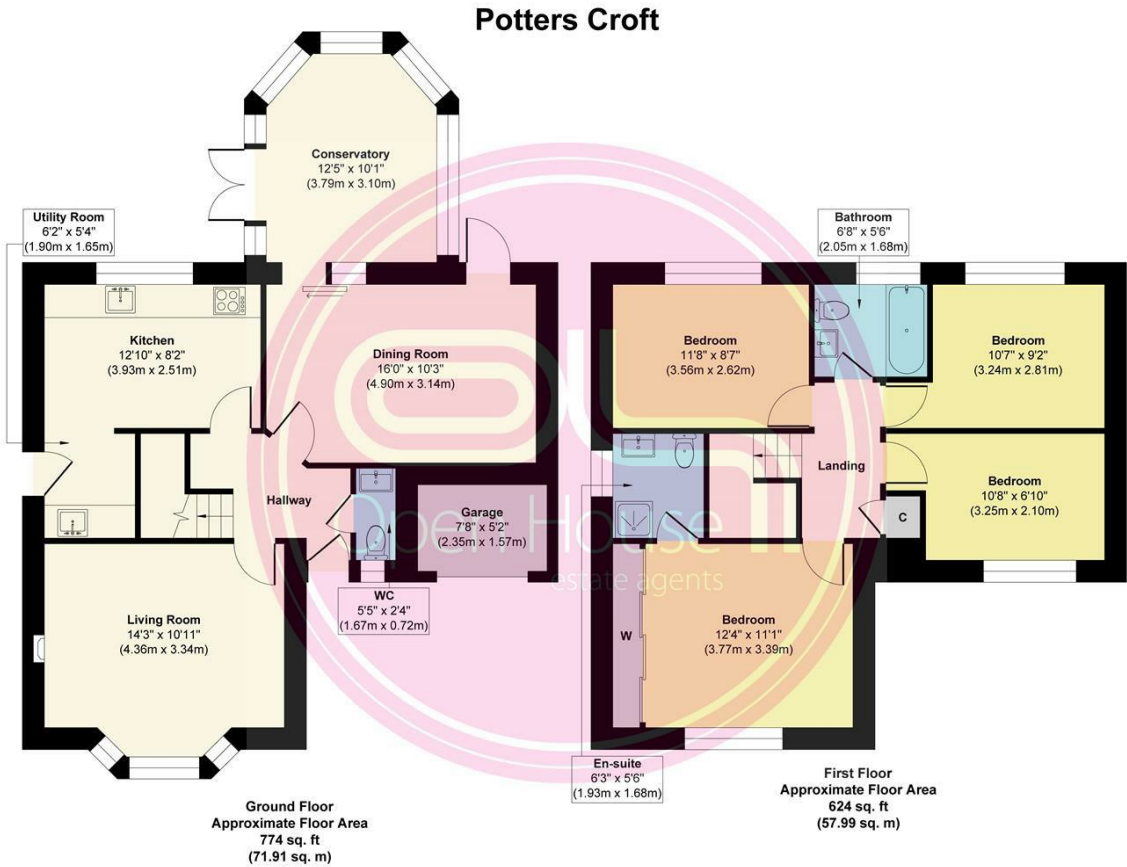


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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		79
(55-68) D	68	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	