



# 47 Stirling Road

Midway, Swadlincote, DE11 7FT

Guide price £350,000



Dwellings Estate Agents are delighted to present to the market this new, imposing family home set in an idyllic position in a popular area. This stunning property is located in close proximity to schools, shops, and transport links. The surrounding neighbourhood is known for its friendly community atmosphere, making it an ideal place to settle and create lasting memories.

Why sell with Dwellings? Managing partner is a practicing Solicitor with a wealth of experience, we are forward thinking & exceptionally organised - 100+ Google Customer Reviews speak volumes! Visit our Instagram & Facebook pages to see video testimonials of Vendors who have sold with us. Thinking of selling your property? Use our "SAVVY SELLER PACKAGE" & save yourself ££££'s in fees, direct Whatsapp link on our website WE (not automated) are available 24/7.

The property is set over two floors and is a spacious family home that offers versatile living accommodation. The ground floor features a hallway, a spacious lounge, a study room, a modern open-plan kitchen, a separate utility room, a storage room, and a two-piece en suite. Upstairs, a landing leads to four generously-sized bedrooms and a three-piece bathroom. The master bedroom benefits from an en suite.

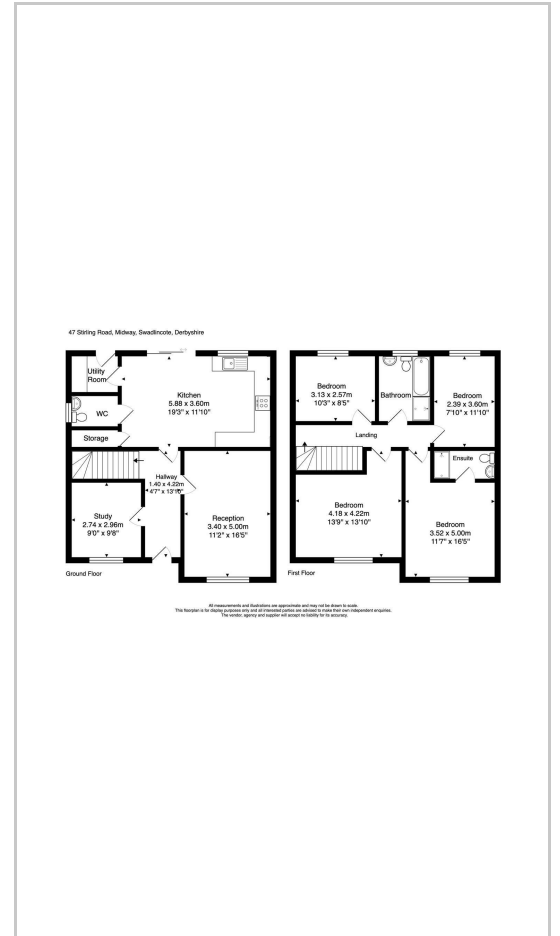


HALLWAY 4'7" x 13'10" (1.40m x 4.22m)  
 RECEPTION ROOM 11'1" x 16'4" (3.40m x 5.00m)  
 STUDY 8'11" x 9'8" (2.74m x 2.96m)  
 KITCHEN 19'3" x 11'9" (5.88m x 3.60m)  
 STORAGE  
 W/C  
 UTILITY  
 LANDING  
 MASTER BEDROOM 11'6" x 16'4" (3.52m x 5.00m)  
 EN SUITE  
 BEDROOM TWO 13'8" x 13'10" (4.18m x 4.22m)  
 BEDROOM THREE 7'10" x 11'9" (2.39m x 3.60m )  
 BEDROOM FOUR 10'3" x 8'5" (3.13m x 2.57m)  
 BATHROOM

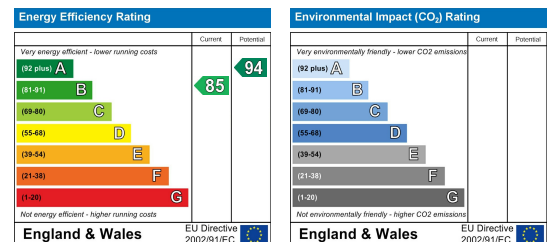
## Area Map



## Floor Plans



## Energy Efficiency Graph



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