

Rowan Drive, Swadlincote, DE11

£278,000



CADLEY CAULDWELL are pleased to offer to the market this WELL MAINTAINED & DELIGHTFULLY PRESENTED detached property in a popular residential location within easy access of local amenities and main routes.

Comprising three bedrooms (en-suite to master), family bathroom & guest cloakroom, kitchen / diner, lounge, enclosed garden area, garage and driveway providing off-street parking for several vehicles; and with the benefit of gas central heating and double glazing, EARLY VIEWING IS HIGHLY RECOMMENDED to appreciate what is on offer.

To arrange your viewing contact CADLEY CAULDWELL on 01283-217251.

● Three Bedrooms (En-suite to Master)

● Kitchen / Diner

● Family Bathroom & Guest Cloak Room

● WELL MAINTAINED & PRESENTED

● VIEWING HIGHLY RECOMMENDED

● EPC Rating: B / Council Tax Band: C

Rowan Drive, Swadlincote, DE11

Directions

SAT NAV Users: Postcode DE11 0FF

IMPORTANT NOTE

Mortgage Advice available.

Hallway

11'3" x 3'11" (3.43m x 1.19m)

Measurement excludes entrance area to kitchen (3'6" x 2'8").

Lounge

15'10" x 10'7" (4.83m x 3.23m)

Guest Cloakroom

3'10" x 4'8" (1.17m x 1.42m)

Kitchen Area

11'9" x 9'10" (3.58m x 3.00m)

Dining Area

4'2" x 6'11" (1.27m x 2.11m)

Stairs & Landing

Landing area measurements (8'9" x 6'0") & (3'1" x 3'1").

Bedroom 1

12'6" x 10'7" (3.81m x 3.23m)

Ensuite

5'0" x 9'11" (1.52m x 3.02m)

Bedroom 2

8'10" x 10'9" (2.69m x 3.28m)

Bedroom 3

6'9" x 9'3" (2.06m x 2.82m)

Bathroom

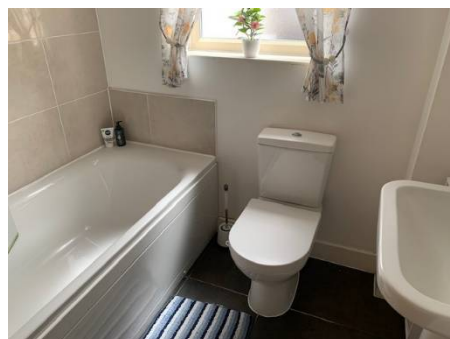
5'7" x 6'10" (1.70m x 2.08m)

To the Front & Side

Forecourt area with miscellaneous shrubs and planting.

To the Rear

Tarmac driveway leading to brick-built single detached garage, gated access to enclosed garden area.



Garage
20'1" x 10'1" (6.12m x 3.07m)

Enclosed Garden Area

Located to the side of the property the enclosed garden area can be accessed via French doors from the lounge, brick-built boundary wall topped in places with fence panels, paved patio / seating area, lawned area bordered with miscellaneous shrubs and planting, further paved seating area to rear of garage, gated access to driveway.



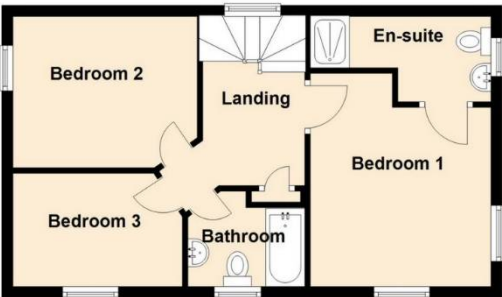
Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		93
(81-91) B	81	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		
EU Directive 2002/91/EC		

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92-100) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England, Scotland & Wales		
EU Directive 2002/91/EC		

Ground Floor



First Floor



Viewing by appointment only with
Cadley Cauldwell, 19, High Street, Swadlincote, DE11 8JE

General: While we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the position for you, especially if you are contemplating travelling some distance to view the property. Measurements: These approximate room sizes are only intended as general guidance. You must verify the dimensions carefully before ordering carpets or any built-in furniture. Services: Please note we have not tested the services or any of the equipment or appliances in this property, accordingly we strongly advise prospective buyers to commission their own survey or service reports before finalizing their offer to purchase. THESE PARTICULARS ARE ISSUED IN GOOD FAITH BUT DO NOT CONSTITUTE REPRESENTATIONS OF FACT OR FORM PART OF ANY OFFER OR CONTRACT. THE MATTERS REFERRED TO IN THESE PARTICULARS SHOULD BE INDEPENDENTLY VERIFIED BY PROSPECTIVE BUYERS OR TENANTS. NEITHER CADLEY CAULDWELL NOR ANY OF ITS EMPLOYEES OR AGENTS HAS ANY AUTHORITY TO MAKE OR GIVE ANY REPRESENTATION OR WARRANTY WHATEVER IN RELATION TO THIS PROPERTY.