

Westfield Road, Swadlincote, DE11

£274,000



CADLEY CAULDWELL are delighted to bring to the market this super spacious FOUR BEDROOM SEMI-DETACHED home located within a popular road in Swadlincote. Close to schools, bus routes & amenities. This family home has much to offer with its spacious living room, dining room, kitchen (work required), pantry, downstairs double bedroom with en-suite shower room. Upstairs has three double bedrooms, large family bathroom, extensive parking on long driveway, gated side access, enclosed rear garden with patio, lawn, shed, veg patch & mature fruit trees. Double glazing & central heating.

VIEWINGS ARE HIGHLY ADVISED!

Contact CADLEY CAULDWELL on 01283 217251 to arrange your viewing TODAY!

****Council Tax Band: B / EPC Rating: C/ Freehold****



FOUR BEDROOM SEMI-DETACHED



SPACIOUS ACCOMMODATION



EXTENSIVE PARKING



TWO RECEPTION ROOMS



LARGE REAR GARDEN



****Council Tax Band B/EPC Rating C/Freehold****

Westfield Road, Swadlincote, DE11

Directions

Follow SATNAV Code for DE11 0BG

IMPORTANT INFORMATION

Mortgage advice available in this office

GROUND FLOOR

Entrance Hall

14'6" x 3'2" (4.42m x 0.97m)

Kitchen

11'8" x 9'6" (3.56m x 2.90m)

Pantry

Lounge

13'3" x 11'5" (4.04m x 3.48m)

Dining Room

13'1" x 11'4" (3.99m x 3.45m)

Bedroom 4

11'0" x 7'3" (3.35m x 2.21m)

En-suite

7'5" x 4'10" (2.26m x 1.47m)

Shower Room

FIRST FLOOR

Bedroom 1

13'2" x 10'9" (4.01m x 3.28m)

Bedroom 2

13'2" x 9'9" (4.01m x 2.97m)

Built in Cupboard

Bedroom 3

12'0" x 9'11" (3.66m x 3.02m)

Family Bathroom

9'8" x 8'10" (2.95m x 2.69m)

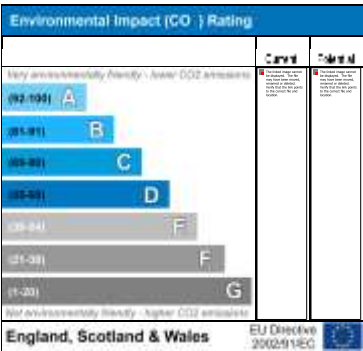
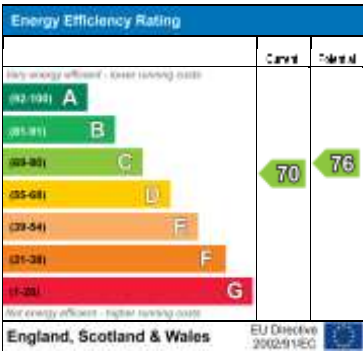
OUTSIDE

Front

Driveway for several vehicles

Rear

Side access gate, patio, garden toilet, artificial grass, mature fruit trees, shed with electric.





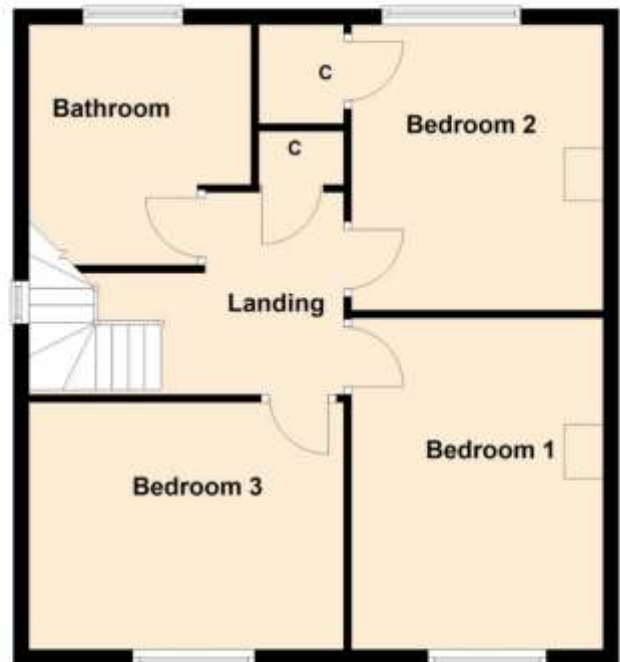
Ground Floor

Approx. 0.0 sq. metres (0.0 sq. feet)



First Floor

Approx. 0.0 sq. metres (0.0 sq. feet)



Total area: approx. 0.0 sq. metres (0.0 sq. feet)

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.