



Marble Drive Swadlincote DE11

£260,000

Bedrooms: 4 | Bathrooms: 2 | Receptions: 1

Cadley Cauldwell are pleased to market this lovely 4 bed town house on the Cadley Village estate. The property comprises entrance hall, open plan lounge/kitchen/diner, guest cloakroom, 3 bedrooms & family bathroom on the first floor, second floor master bedroom with ensuite, private parking for 2-3 vehicles and enclosed rear garden. Located within easy access of Swadlincote Town Centre, schools and major routeways.

The property benefits gas central heating and double glazing. NHBC warranty with 8 years remaining.

To arrange your viewing please contact Cadley Cauldwell on 01283 217251.

Freehold/Council tax: C/EPC: B

GROUND FLOOR

Entrance Hall - 1.57m x 2.18m (5'2" x 7'2")

Kitchen/Diner - 3.56m x 2.79m (11'8" x 9'2")

Living Room - 2.79m x 4.95m (9'2" x 16'3")

Cloakroom - 1.07m x 1.7m (3'6" x 5'7")

FIRST FLOOR

Bedroom 2 - 3.71m x 2.82m (12'2" x 9'3")

Bedroom 3 - 3.99m x 2.82m (13'1" x 9'3")

Maximum measurements shown.

Bedroom 4 - 2.79m x 2.44m (9'2" x 8'0")

Bathroom - 1.7m x 2.16m (5'7" x 7'1")

SECOND FLOOR

Master Bedroom - 3.73m x 3.91m (12'3" x 12'10")

Access to eves.

Ensuite - 1.42m x 2.46m (4'8" x 8'1")

Storage - 1.3m x 2.34m (4'3" x 7'8")

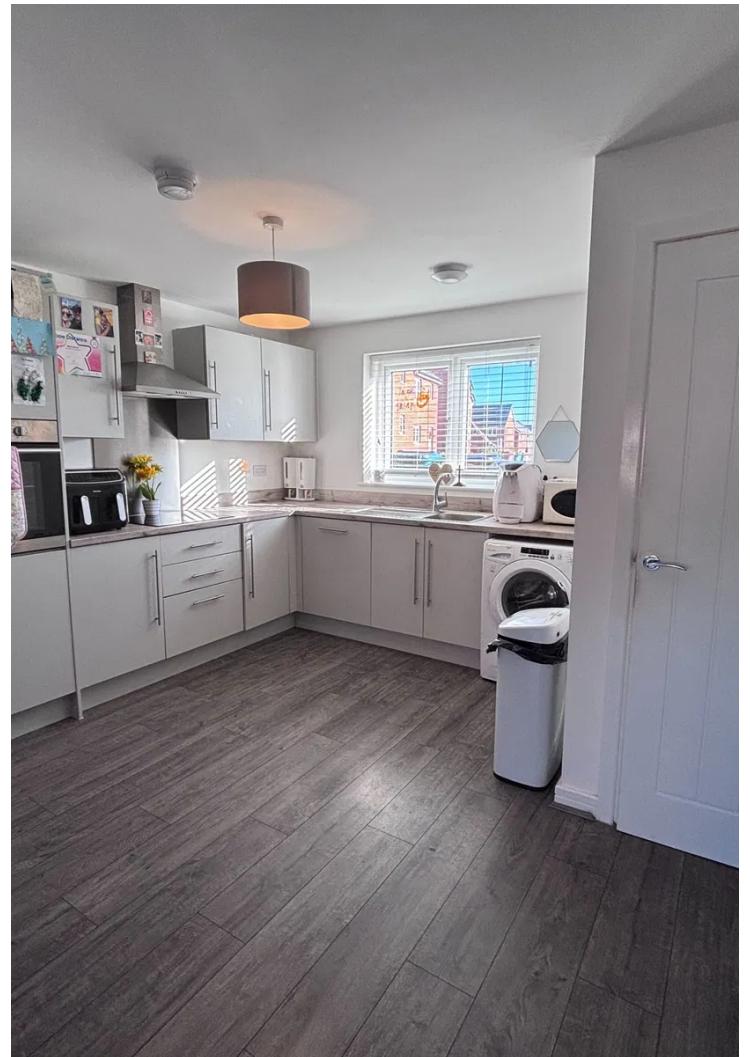
Boiler. Access to eves.

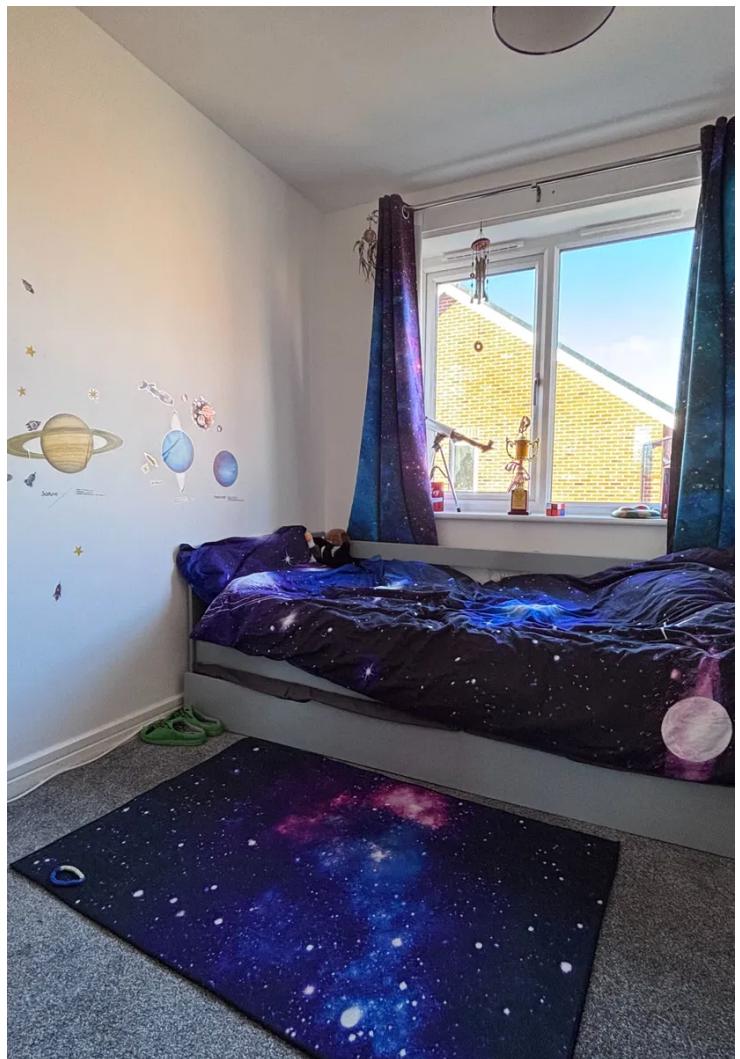
To the front

Driveway to the side for 2 vehicles. Laid to lawn, side access to the rear.

To the rear

Patio area and laid to lawn.







Cadley Cauldwell

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