

Mason Crescent, Swadlincote, DE11

£292,950



CADLEY CAULDWELL are pleased to offer to the market this delightful family home in a POPULAR RESIDENTIAL AREA but still within easy access of local amenities. This detached property comprises four bedrooms (ensuite to master), family bathroom & guest cloakroom, kitchen, dining room / snug, lounge, conservatory, enclosed rear garden, integral garage and driveway providing off-street parking, and with the benefit of double glazing and gas central heating, **EARLY VIEWING IS HIGHLY RECOMMENDED.**

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

- 
Four Bedrooms (Ensuite to Master)
- 
Conservatory
- 
Enclosed Rear Garden
- 
Garage & Off street Parking for Several Vehicles
- 
Popular Residential Area
- 
EPC Rating: C / Council Tax Band: D/ Freehold

Mason Crescent, Swadlincote, DE11

Directions

SAT NAV Postcode: DE11 8JP

IMPORTANT INFORMATION

Mortgage Advice available.

GROUND FLOOR

Entrance Hall

14'7" x 7'2" (4.45m x 2.18m)

Measurements shown are a maximum.

Guest Cloakroom

1.14m x 1.42m (3'9" x 4'8")

Lounge

3.71m x 4.70m (12'2" x 15'5")

Conservatory

2.95m x 2.82m (9'8" x 9'3")

Kitchen

4.67m x 2.57m (15'4" x 8'5")

Snug/Dining Room

2.62m x 2.77m (8'7" x 9'1")

Integral Garage

16'7" x 7'10" (5.05m x 2.39m)

FIRST FLOOR

Master Bedroom

4.14m x 3.81m (13'7" x 12'6")

En-Suite

1.70m x 1.65m (5'7" x 5'5")

Bedroom Two

3.10m x 2.72m (10'2" x 8'11")

Bedroom Three

3.40m x 2.41m (11'2" x 7'11")

Bedroom Four

2.57m x 2.13m (8'5" x 7')

Family Bathroom

2.11m x 1.68m (6'11" x 5'6")

OUTSIDE

To The Front

Driveway leading to integral garage and offering off-street parking for several vehicles, paved area with feature shrub with wooden picket fence, gated access to side leading to rear of property.

To The Rear

Enclosed rear garden, wooden decking area, lawned area laid with artificial grass and bordered with miscellaneous shrubs and planting, decorative pond, gated access to side of property leading to front.

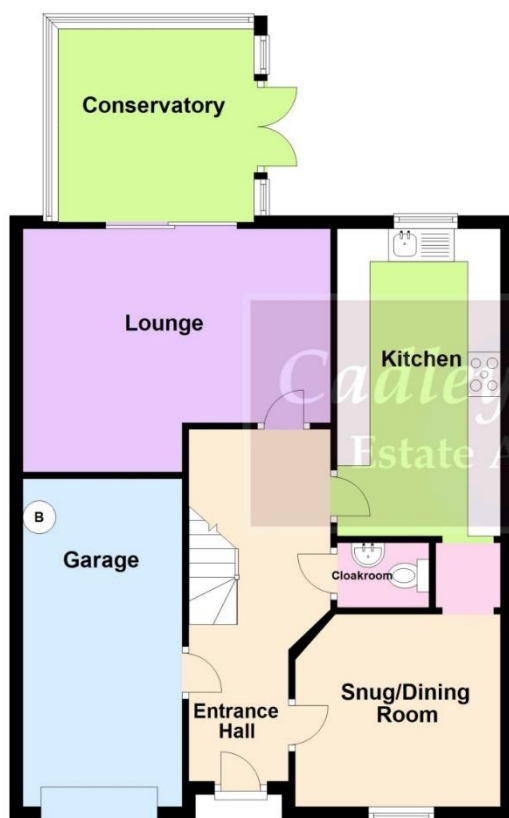


Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		
(69-80) C		83
(55-68) D	69	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC



Ground Floor

Approx. 71.8 sq. metres (773.1 sq. feet)



First Floor

Approx. 50.6 sq. metres (545.0 sq. feet)



Total area: approx. 122.5 sq. metres (1318.1 sq. feet)

Please note - these are not to scale. For display purposes only
Plan produced using PlanUp.

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.