

Cinder Avenue, Swadlincote, DE11

£339,950



CADLEY CAULDWELL are thrilled to bring to the market this immaculately presented FOUR BEDROOM DETACHED home located on a very popular residential estate within Swadlincote; close to local amenities, schools, country walks and major route ways.

This delightful home consists of a hallway, spacious lounge, dining room, kitchen/diner, utility area, guest cloakroom, four roomy bedrooms, en-suite to master, family bathroom, driveway for two cars, single garage, side access gate and private, landscaped rear garden.

VIEWINGS ARE HIGHLY ADVISED

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

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

**FOUR BEDROOM
DETACHED**

EN-SUITE TO MASTER

UTILITY & CLOAKROOM

GARAGE & PARKING

**IMMACULATELY
PRESENTED**

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

Cinder Avenue, Swadlincote, DE11

Directions

Follow SATNAV Code for DE11 0FS

IMPORTANT INFORMATION

Mortgage advice available in this office.

GROUND FLOOR

Entrance Hall

7'7" x 6'2" (2.31m x 1.88m)

Cloakroom

5'7" x 4'6" (1.70m x 1.37m)

Kitchen Diner

14'6" x 10'7" (4.42m x 3.23m)

Lounge

15'7" x 11'0" (4.75m x 3.35m)

Utility Area

9'9" x 5'6" (2.97m x 1.68m)

Dining Room

9'0" x 9'0" (2.74m x 2.74m)

FIRST FLOOR

Landing

Bedroom 1

15'9" x 11'4" (4.80m x 3.45m)

Built in Wardrobes

En-Suite

7'9" x 4'3" (2.36m x 1.30m)

Bedroom 2

12'6" x 10'4" (3.81m x 3.15m)

Built in Wardrobes

Bedroom 3

9'3" x 7'9" (2.82m x 2.36m)

Bedroom 4

9'1" x 8'3" (2.77m x 2.51m)

Family Bathroom

7'3" x 5'9" (2.21m x 1.75m)

OUTSIDE

Single Garage

Front

Drive for two vehicles, gravelled path

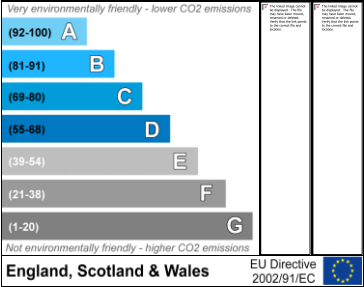
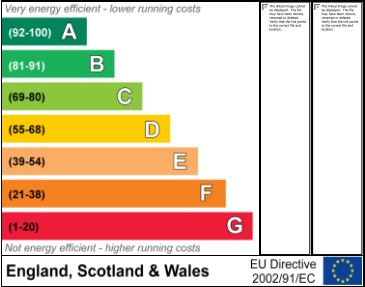
Rear

Fully landscaped, laid to lawn, wooden steps/planter/patio

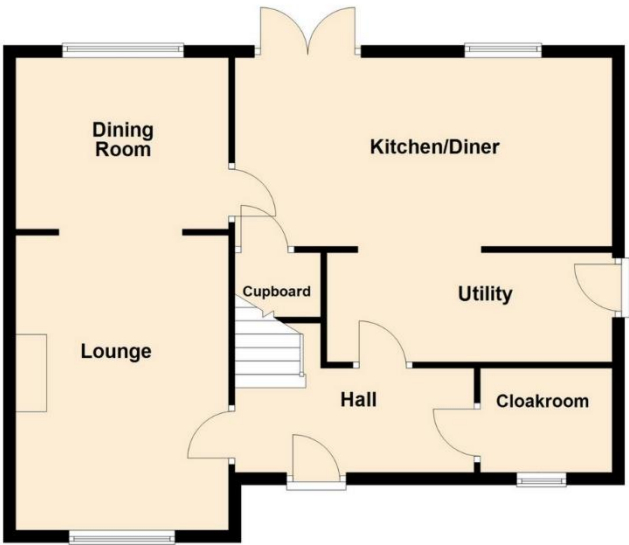
Energy Efficiency Rating		
	Current	Potential

Environmental Impact (CO ₂) Rating		
	Current	Potential

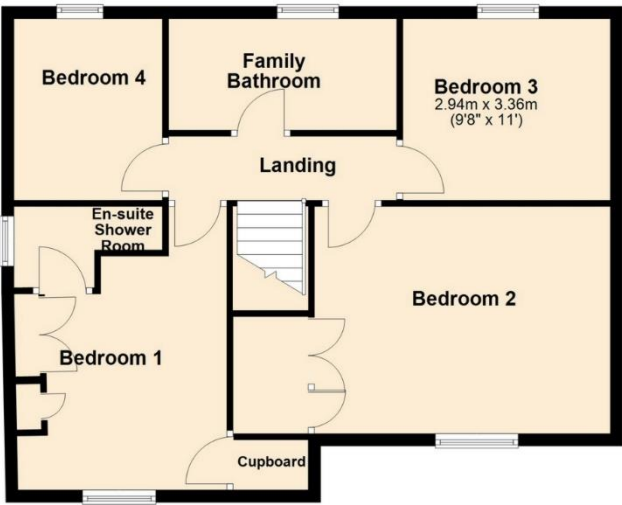




Ground Floor
Approx. 0.0 sq. metres (0.0 sq. feet)



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.