

York Close, Midway, DE11

£394,950



CADLEY CAULDWELL are pleased to offer to the market this WELL MAINTAINED & PRESENTED detached property in a SOUGHT AFTER LOCATION with stunning COUNTRYSIDE VIEWS.

Comprising four bedrooms (one with ensuite shower room), Family Bathroom & Guest Cloakroom, Lounge, Dining Room, Kitchen / Breakfast Room, Garage and driveway providing off-street parking, enclosed rear garden; and with the benefit of double-glazing and gas central heating. EARLY VIEWING IS HIGHLY RECOMMENDED. EPC Rating D / Council Tax Band D/Freehold

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

 Four Bedrooms

 Kitchen / Breakfast Room

 COUNTRYSIDE VIEWS

 Bathroom & Guest Cloakroom

 VIEWING HIGHLY RECOMMENDED

 EPC Rating: D / Council Tax Band: D

York Close, Midway, DE11

Directions

SAT NAV Users Postcode: DE11 7PU

IMPORTANT INFORMATION

Mortgage Advice available.

GROUND FLOOR

Entrance Hall

7'5" x 12'1" (2.26m x 3.68m)

Lounge

5.61m x 3.33m (18'5" x 10'11")

Dining Area

10'8" x 8'11" (3.25m x 2.72m)

Breakfast Kitchen

14'10" x 17'10" (4.52m x 5.44m)

Rear Porch

3.84m x 1.83m (12'7" x 6')

Measurements shown are a maximum.

Guest Cloakroom

4'11" x 2'7" (1.50m x 0.79m)

Garage

18'2" x 8'2" (5.54m x 2.49m)

Bedroom Three

15'8" x 8'1" (4.78m x 2.46m)

En-Suite Shower

5'11" x 3'5" (1.80m x 1.04m)

FIRST FLOOR

Bedroom One

5.61m x 3.33m (18'5" x 10'11")

Measurements shown exclude wardrobe depth.

Bedroom Two

10'8" x 10'1" (3.25m x 3.07m)

Measurements shown exclude wardrobe depth.

Bedroom Four

8'11" x 8'3" (2.72m x 2.51m)

Measurements exclude door recess.

Bathroom

2.77m x 2.49m (9'1" x 8'2")

Measurements shown are a maximum.

To the Front

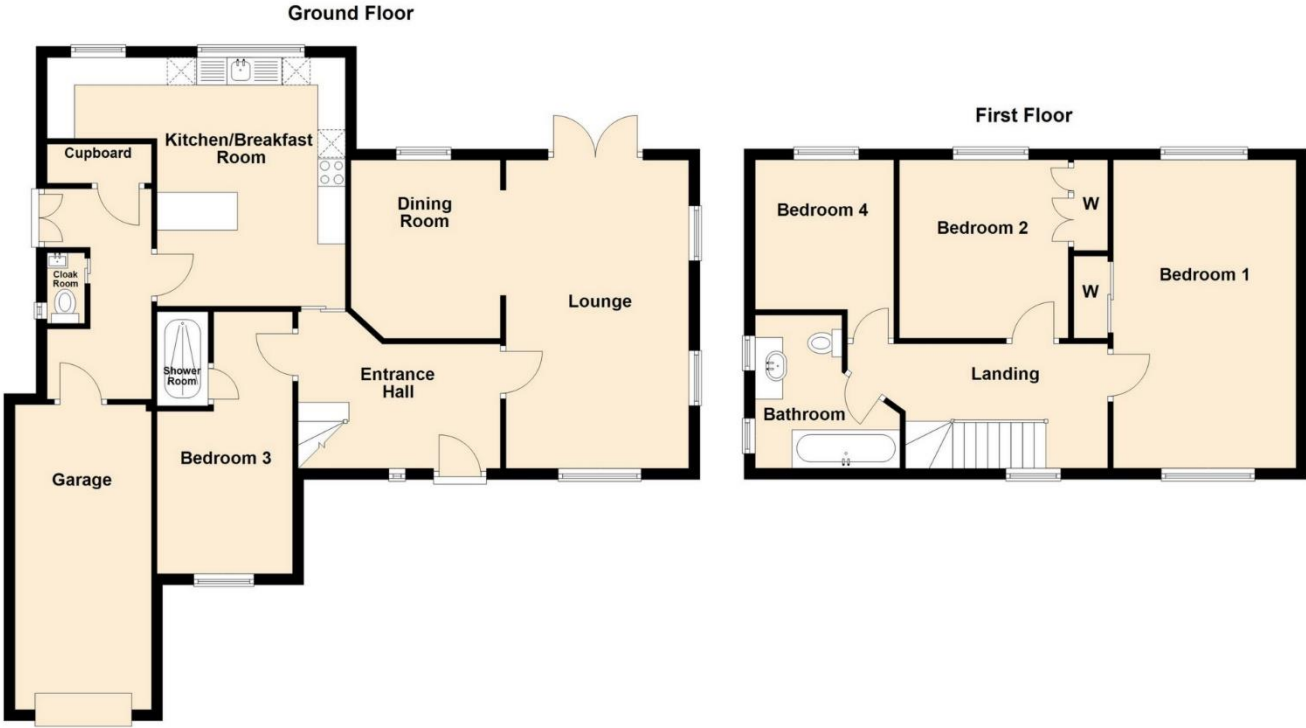
Driveway providing off-street parking and leading to garage, low block-built retaining wall with lawned area, mature trees and planting with stunning views over open countryside. Pathway and gated access to each side of property (further lawn with views to one side) leading to rear.

To the Rear

Enclosed rear garden, decorative paved patio / seating area bordered with miscellaneous planting and mature shrubs and trees, low block-built retaining wall with slope to side leading to further patio / seating area, wooden summerhouse, greenhouse.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		
(69-80) C		80
(55-68) D	60	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	



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.