



16 Holden Drive, Midway, Swadlincote, Derbyshire, DE11 7FR

£195,000

This immaculate semi-detached house, perfect for first-time buyers, investors, or couples, features two spacious double bedrooms, a modern kitchen with garden access, driveway parking for two cars, and a landscaped private garden, all situated in a new development with convenient transport links and close to amenities and schools.

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Summary Description

Introducing to the market, an immaculate, semi-detached house, currently listed for sale. This property is ideally suited for first-time buyers, investors, or couples looking for a place to call home. The property is located in a new build development, boasting convenient public transport links and proximity to local amenities and schools.

As you step inside, you are greeted by a stylishly designed reception room, perfect for lounging and relaxing. The house boasts two spacious double bedrooms, promising comfort and tranquillity, an ideal retreat after a long day. The property also offers a chic bathroom, complementing the overall pristine condition of the house.

The heart of this home is a modern and practical kitchen, equipped with integrated appliances. It also provides dining space for enjoyable family meals. One of the remarkable features of this kitchen is its direct access to the garden, inviting natural light and serenity into your home.

The property stands out with its unique features: driveway parking for two cars at the front, and a beautifully landscaped private garden at the rear. The garden not only offers a personal oasis for relaxation but also provides an ideal setting for outdoor entertaining.

This property is a perfect blend of style, comfort, and convenience, promising a remarkable living experience. We invite you to discover the potential and charm of this house, making it an excellent investment opportunity.

Entrance Hall

Having wood parquet effect cushion flooring and neutral decor with front aspect part obscure glazed composite main entrance door, radiator.

Lounge

13'8" x 9'7" (4.17m x 2.93m)



Having wood parquet effect cushion flooring and neutral decor with front aspect upvc double glazed window, internet access, tv point, radiator.

Kitchen/Diner

8'8" x 13'1" (2.65m x 4.0m)



Having wood parquet effect cushion flooring and neutral decor with rear aspect upvc double glazed French doors to garden, inset lights to ceiling, a range of fitted wall and floor units to cream with wood effect worktops, inset stainless steel sink with chrome monobloc tap, integrated electric oven with gas hob over and chimney style extractor hood, integrated fridge freezer, integrated slimline dishwasher, integrated washer dryer, radiator.

Guest Cloakroom

Having ceramic tiled flooring and neutral decor with tiled splashbacks, low flush wc, pedestal wash hand basin with chrome monobloc tap, radiator.

Stairs/Landing

Carpeted and neutrally decorated with wooden spindle staircase, airing cupboard, roof access.

Bedroom One

8'11" x 13'2" (2.73m x 4.03m)



Carpeted and neutrally decorated with rear aspect upvc double glazed window, radiator.

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Bedroom Two

7'9" x 13'2" (2.37m x 4.03m)



Carpeted and neutrally decorated with front aspect upvc double glazed window, radiator.

Bathroom



Having ceramic tiled flooring and neutral decor with inset lights to ceiling, tiled splashbacks, bathtub with chrome mixer tap and plumbed shower, pedestal wash hand basin with chrome monobloc tap, low flush wc, shaving point, radiator.

OUTSIDE

Frontage and Driveway

To the front you will find a Tarmacadam driveway with adequate parking for two cars parked side by side, decorative gravel borders.

Rear Garden



Accessed via a side gate you will find an enclosed garden which has been attractively landscaped to provide a good mixture of stone flag patio, terraced lawn and decorative gravel border.

Material Information

Verified Material Information

Council tax band: B

Tenure: Freehold

Property type: House

Property construction: Standard form

Electricity supply: Mains electricity

Solar Panels: No

Other electricity sources: No

Water supply: Mains water supply

Sewerage: Mains

Heating: Central heating

Heating features: Double glazing

Broadband: FTTP (Fibre to the Premises)

Mobile coverage: O2 - Good, Vodafone - Good, Three - Good, EE - Good

Parking: Driveway

Building safety issues: No

Restrictions - Listed Building: No

Restrictions - Conservation Area: No

Restrictions - Tree Preservation Orders: None

Public right of way: No

Long-term area flood risk: No

Coastal erosion risk: No

Planning permission issues: No

Accessibility and adaptations: None

Coal mining area: No

Non-coal mining area: Yes

Energy Performance rating: B

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The information contained is intended to help you decide whether the property is suitable for you. You should verify any answers

which are important to you with your property lawyer or surveyor or ask for quotes from the appropriate trade experts: builder, plumber, electrician, damp, and timber expert.

The full report can be found here:

<https://moverly.com/sale/H5Pvnnv59NY1J52gCj8gTyX/view>

Disclaimer

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Floor plans are not drawn to scale and room dimensions are subject to a +/- 50mm (2") tolerance and are based on the maximum dimensions in each room. Intending purchasers should not rely on them as statements of representation of fact but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property or offer any legal advice regarding any aspect of the property and any buyer should consult their own legal representative on any such matters.

Buying to Let?

Guide achievable rent price: £875pcm

The above as an indication of the likely rent price you could achieve in current market conditions for a property of this type, presented in good condition. Scoffield Stone offers a full lettings and property management service, so please ask if you would like more information about the potential this property has as a 'Buy to Let' investment.

Location / what3words

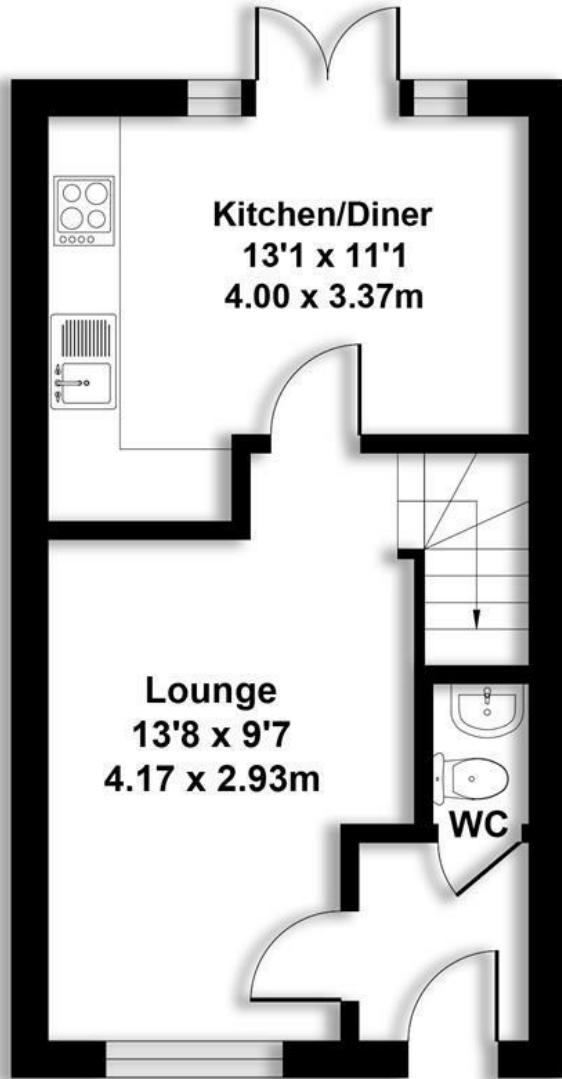
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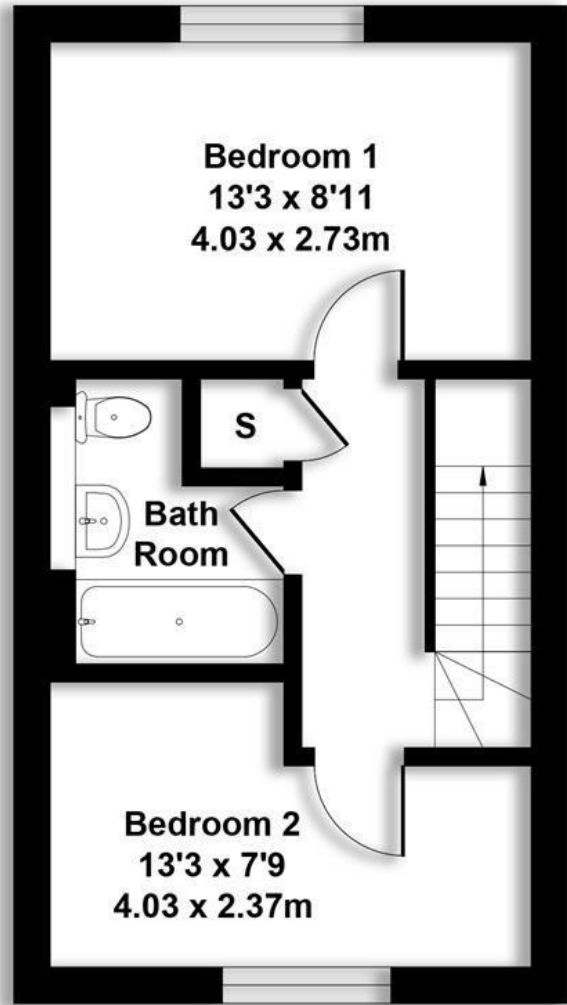
Sales: 01283 777100
Lettings: 01332 511000
www.scoffieldstone.co.uk

16 Holden Drive

Approximate Gross Internal Area
667 sq ft - 62 sq m



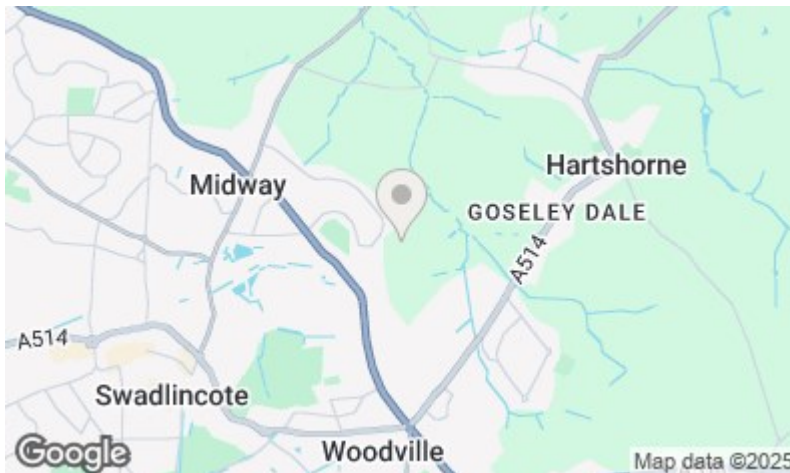
GROUND FLOOR



FIRST FLOOR

Not to Scale. Produced by The Plan Portal 2025
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SCOFFIELD
STONE
ESTATE AGENTS



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		97
(81-91) B		84
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	



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