



Midway Road, SWADLINCOTE

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### Property Description

An impressive stand alone property set on a wraparound plot overlooking parkland. Off road parking for 4-5 cars leading to a garage. To the front is walled surrounds with a winding path leading up to the front porch. Upon entering is a large entrance hall giving access to both front rooms, the kitchen & stairs leading up. To the right is a 22 foot lounge with a bay window to the front elevation and a fireplace, to the rear is patio doors into the garden room. To the left hand side is a slightly smaller lounge but mirrors the style with the bay window and fire place. The kitchen is a superb space, plenty of units across the various walls and continues into the garden room. Off the back of the kitchen is a side entrance with a boot room, guest WC & utility space. The garden room is accessed via two patio doors from the lounge and kitchen and has a set of French doors leading into the garden. Upstairs are four double bedrooms one of which has an en-suite, Jack and Jill bathroom and a family bath. The landing really has the wow factor with a stunning stain glass window to the front elevation. The master bedroom benefits from two sets of built in wardrobes and an en-suite, bedrooms two and three also benefit from a Jack and Jill en-suite with a walk in shower. The garden is accessible from the garden room through French doors, providing a seamless transition between indoor and outdoor living. It is a well-maintained space with a variety of plants, flowers, and a patio area,

### Reception Porch

Single glazed door with single glazed windows either side and tiled floor.

### Entrance Hallway

Single glazed window and door to front elevation and central heating radiator.

### Snug

12' x 12' 5" into bay ( 3.66m x 3.78m into bay )  
Double glazed bay window to front elevation, open fire place and central heating radiator.

### Lounge

12' 5" x 22' 5" into bay ( 3.78m x 6.83m into bay )  
Double glazed bay window to front elevation, patio doors, open fire place and two central heating radiator.

### Kitchen

9' 10" max x 21' 11" max into recess ( 3.00m max x 6.68m max into recess )  
Double glazed window to front elevation, a range of wall and base units with work surface over incorporating a sink with drainer, oven , hob, extractor hood, tiled to splash prone areas and floor, integrated dishwasher and fridge and central heating radiator.

### Rear Lobby

Door to side elevation and storage.

### Utility Room

7' 9" max x 6' 11" ( 2.36m max x 2.11m )  
Double glazed window to side elevation, stainless steel sink with drainer, space and plumbing for washing machine and central heating radiator.

### Guest W.C

Double glazed window to rear elevation, tiled floor, low level flush WC, wash hand basin and central heating radiator.

### Sun Room

8' 3" x 20' 10" ( 2.51m x 6.35m )  
Of UPVC double glazed construction incorporating French doors out to the rear garden, tiled floor and central heating radiator.

## Landing

Stained glass window to front elevation and doors off to:

## Bedroom One

12' 5" into bay x 12' 2" ( 3.78m into bay x 3.71m )  
Double glazed bay window to front elevation, fitted wardrobes, central heating radiator and door into:

## En-Suite

Double glazed window to rear elevation, shower cubicle, wash hand basin, WC, extractor fan, tiled to splash prone areas, vinyl flooring and heated towel warmer.

## Bedroom Two

12' x 14' 4" ( 3.66m x 4.37m )  
Double glazed window to rear elevation and central heating radiator.

## Bedroom Three

12' 6" into bay x 11' 1" ( 3.81m into bay x 3.38m )  
Double glazed bay window to front elevation and central heating radiator.

## Bedroom Four

8' 6" x 8' 4" ( 2.59m x 2.54m )  
Double glazed window to rear elevation and central heating radiator.

## Bathroom

Double glazed window to rear elevation, bath, WC, wash hand basin, extractor fan, tiled to splash prone areas, vinyl flooring, loft access and heated towel warmer.

## Shower Room

Double glazed window to side elevation, WC, shower cubicle, wash hand basin, tiled to splash prone areas, vinyl flooring, extractor fan and central heating radiator.

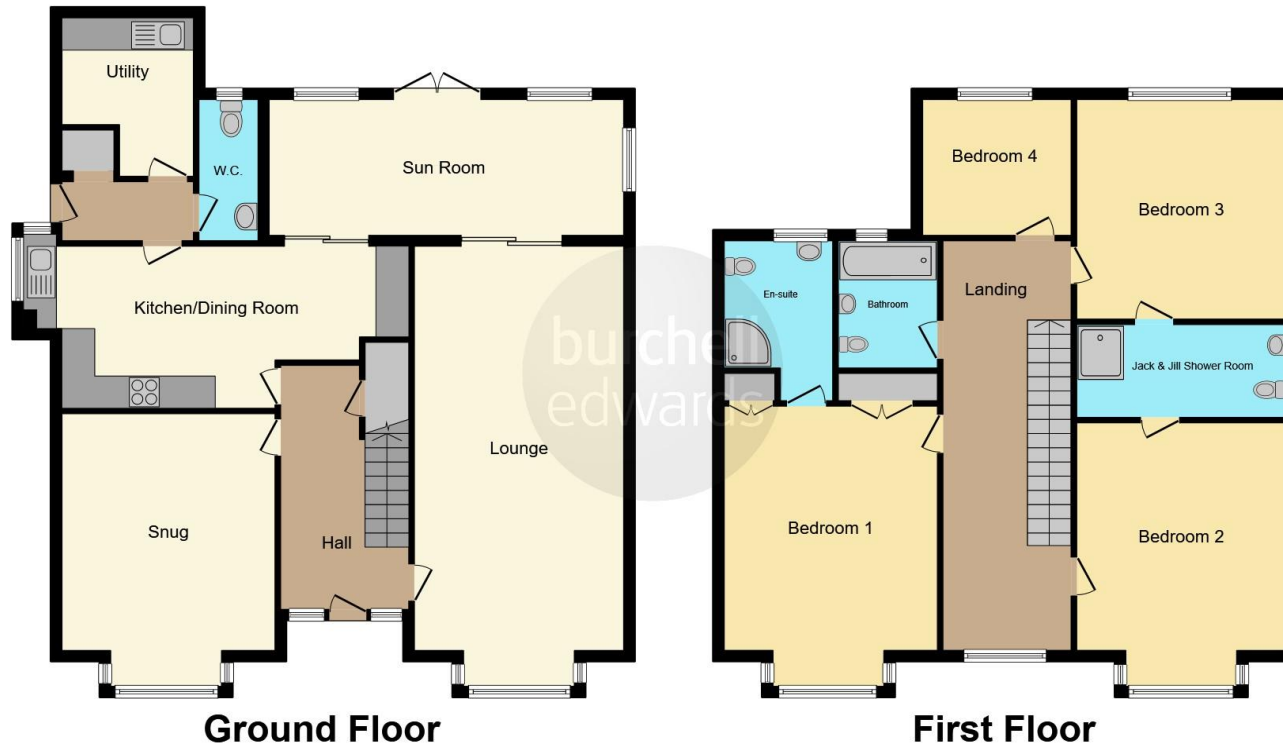
## Rear Lobby

Double glazed door and side window with tiled floor with storage.









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EPC Rating: D

Tenure: Freehold

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