



Midway Road, SWADLINCOTE



Midway Road, SWADLINCOTE DE11 7NR

for sale offers over
£450,000



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

Doot 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.









This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.

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EPC Rating: D

Tenure: Freehold

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