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FOR SALE  
01183 38000

Patina Way  
SWADLINCOTE





## Property Description

Burchell Edwards are delighted to bring to market this sizeable and well-presented 4-bedroom detached family home, situated in a modern and much sought-after estate just off from William Nadin Way in Swadlincote.

Completed in 2019, the estate is picturesque with block paved roads and charming properties displaying a modern take on character features. With excellent access to good local schools and transport links, the estate is popular with families and commuters alike.

Upon arrival, the property welcomes you with a lawned area and sizeable driveway. An integrated garage offers outdoor storage to one part and a fully insulated home office to the other. Gated side access leads around to an enclosed rear garden with decking patio area offering a real suntrap.

Entry via the front door leads into separate entrance hallway, leading off up to the 1st floor and through to the front reception room. A modern kitchen-diner is light and airy to the rear, thanks to French patio doors opening out to the back garden. This space also offers a functional separate utility area and guest cloakroom.

The 1st floor accommodation briefly comprises of 3 double bedrooms and further single, with the 2 largest having built-in storage wardrobes and an ensuite master. The modern family bathroom has full 3-piece suite, with access to the insulated loft at the landing space. Viewing highly recommended.

## Entrance Hallway

Door to front elevation, carpet and central heating radiator.

## Guest W.C

Double glazed window to side elevation, W.C, wash hand basin, central heating radiator, vinyl flooring and tiling to splash prone areas.

## Through Lounge

10' 10" x 16' 3" ( 3.30m x 4.95m )  
Double glazed bay window with blinds to front elevation, central heating radiator, carpet and double doors into:

## Kitchen/ Diner

16' 11" x 13' 3" ( 5.16m x 4.04m )  
Double glazed French doors with blinds to rear elevation, double glazed window to rear elevation, a range of wall and base units with work surface over incorporating a sink with drainer unit, electric oven, gas hob, extractor, fridge freezer, dishwasher, vinyl flooring, spotlights and central heating radiator.

## Utility Room

7' 6" x 7' 9" ( 2.29m x 2.36m )  
Base units with work surface over, sink and drainer unit, space and plumbing for washing machine, vinyl flooring, central heating radiator and door to side access.

## Landing

Loft access and carpet.

## Bedroom One

12' x 10' 2" ( 3.66m x 3.10m )  
Double glazed window to front elevation with blinds, central heating radiator, carpet and built in storage.

## En-Suite

Double glazed window to side elevation, walk in mains shower cubicle, wash hand basin, W.C, vertical central heating radiator, vinyl flooring, tiling to splash prone areas, spotlights and extractor.

## Bedroom Two

10' 4" x 12' 1" ( 3.15m x 3.68m )  
Double glazed window to front elevation with blinds, central heating radiator, carpet and built in storage cupboard housing water tank.

## Bedroom Three

10' 1" x 7' 4" ( 3.07m x 2.24m )  
Double glazed window to rear elevation, carpet and central heating radiator.

## Bedroom Four

9' 9" max x 10' 3" max ( 2.97m max x 3.12m max )  
Double glazed window to rear elevation with blinds, carpet and central heating radiator.

### **Bathroom**

Double glazed window to rear elevation, W.C, wash hand basin, vertical central heating radiator, spotlights, extractor, tiling to splash prone areas and vinyl flooring.

### **Front Garden**

Block paved driveway providing off road parking, laid to lawn and door into storm porch.

### **Rear Garden**

Patio area, gravel area, decked patio area, laid to lawn, gated side access, outside tap and fencing to all boundaries.

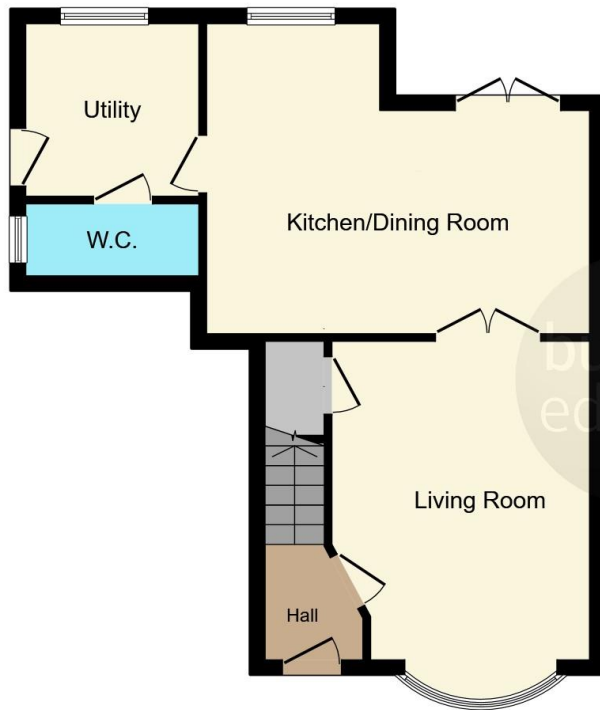
### **Garage**

9' 6" x 8' 6" ( 2.90m x 2.59m )  
Up and over door, power and lighting.

### **Man Cave/ Study**

9' 8" x 10' 4" ( 2.95m x 3.15m )  
Power and lighting, consumer unit, insulated, carpet and central heating radiator.





**Ground Floor**



**First Floor**

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com



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**EPC Rating: B**

Tenure: Freehold

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