



Old Railway Mews, SWADLINCOTE





Property Description

Burchell Edwards are delighted to market this exquisite 3 Bedroom Semi-Detached family home. The property is situated on a very desirable plot on a lovely, private road in the Swadlincote area. The property greets you with two allocated, off road parking spaces that sit directly in front of the house for ultimate ease of access. The property itself is finished to an immaculate standard throughout and boasts a spacious downstairs comprising of: a wonderful kitchen/diner to the rear of the property, an extensive sized lounge done to show home standard as well as a separate entrance hall upon entering the property which contains an additional W/C to cap it off. On the first floor of the property you are greeted to a spacious landing area which provides loft access along with entrances to the modern, family bathroom as well as the property's 3 good sized, double bedrooms. Amongst these bedrooms, you will find the master bedroom which is a real stand out room boasting it's own personal shower en-suite as well as built in wardrobes. Outside to the rear is an enclosed garden which provides the perfect hosting area and a peaceful environment. The garden features a fabulous, patio seating area along with a well maintained lawn area that provides the perfect play area. Viewing really is essential of this lovely, spacious property!

Guest W.C

W.C, wash hand basin, tiled flooring and central heating radiator.

Lounge

18' 3" x 9' 10" (5.56m x 3.00m)
Window to front elevation, central heating radiator and carpet.

Kitchen/ Diner

14' 7" x 10' 3" (4.45m x 3.12m)
a range of wall and base units with work surface over incorporating a sink with drainer unit, integrated oven, hob, dishwasher, fridge freezer, central heating radiator, tiled flooring, spotlights, central heating boiler house, space and plumbing for washing machine.



Landing

Loft access via hatch, carpet and central heating radiator.

Bedroom One

10' 5" max x 10' 4" max (3.17m max x 3.15m max)
Window to rear elevation, central heating radiator, carpet, storage cupboard and built in wardrobe.

En-Suite

Window to rear elevation, shower, W.C, wash hand basin, spotlights, central heating radiator, tiled flooring.

Bedroom Two

10' 5" x 7' 2" (3.17m x 2.18m)
Window to front elevation, central heating radiator and carpet.

Bedroom Three

10' 8" max x 7' 1" (3.25m max x 2.16m)
Window to front elevation, central heating radiator and carpet.

Bathroom

Bath, W.C, wash hand basin, tiled flooring, spotlights and central heating radiator.

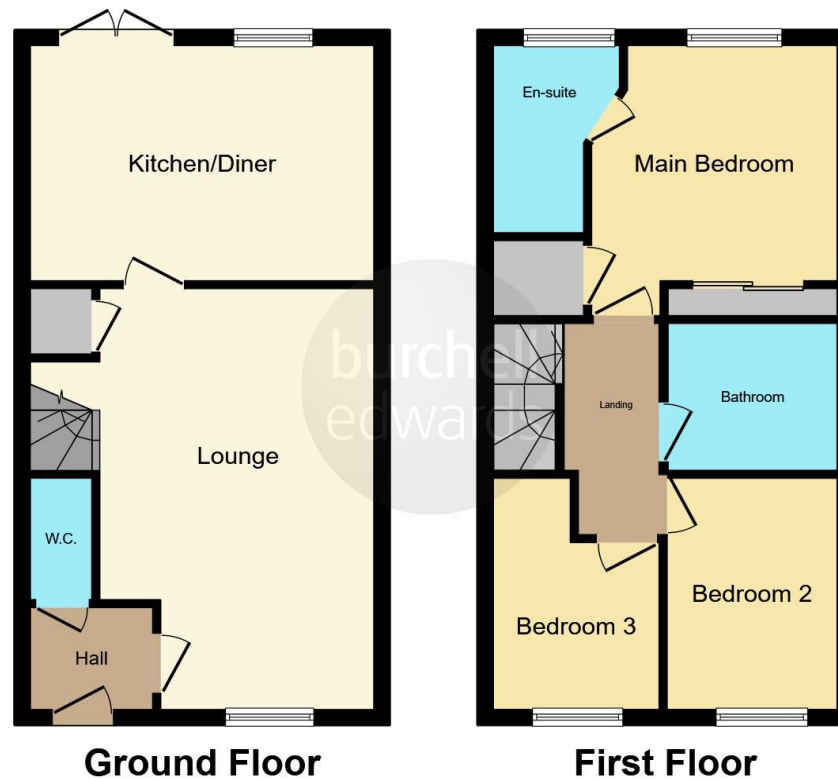
Rear Garden

Patio area, lawned area, outside tap, electric point and side access to frontage.









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 Council Tax
 Band: B

Tenure: Freehold

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