



Sankey Drive  
Albert Village Swadlincote



# Sankey Drive Albert Village Swadlincote DE11 8HE

for sale  
£325,000



## Property Description

A tastefully appointed four bedroomed detached property located within the heart of Albert Village. Briefly the accommodation comprises; Reception Hall, Cloak Room/WC, spacious Lounge with double doors leading to the separate Dining Room and Conservatory and a newly fitted modern Breakfast Kitchen with separate Utility Area. There is also personal access in to the storage space. To the first floor there is a Master Bedroom with built-in wardrobes and En-Suite and three further Bedrooms plus a Family Shower Room. Externally the property benefits from a double width driveway providing ample off-road parking and access to the single Garage, a further gravelled area to the front provides further parking if required. Rear garden mainly laid to lawn with patio and backing directly onto Woodland to the rear. Offered with NO UPWARD CHAIN.

The property is close to the Albert Village Lake and the renowned National Forest and Conkers Visitor Centre. Locally there are many scenic country walks and cycle paths, The local Primary School within easy walking distance has an excellent reputation and it should be noted that the Ashby Schools are within the catchment area.

## Entrance Hall

Front timber panelled entrance door with inset double-glazed panel and opaque glazed attached side panel leading to entrance hallway, having solid hardwood floor covering, central heating radiator, open spindle staircase off to the first floor, panelled door off to:-

## Utility Room

7' 11" x 5' 6" ( 2.41m x 1.68m )  
Converted from the back of the garage having a range of base and wall units with laminated work surface over, free standing goods which can be included in with the selling price comprising American style Samsung fridge freezer, Hotpoint washing machine and condensing dryer, concealed to a wall unit is

the Potterton boiler providing the property with domestic hot water and central heating, panelled door off to a shelved out cupboard, further panelled door gives access to the front part of the former garage which is separated by timber and could be converted back to a garage if required.

## Ground Floor Cloakroom

15' 10" x 10' 5" ( 4.83m x 3.17m )

Having two-piece white suite, low level wc and wash hand basin, both with concealed plumbing and vanity unit beneath the sink providing storage. The hardwood flooring follows through from the hall, mosaic tiled splashbacks, extractor fan.

## Lounge

15' 7" max in to bay x 10' 6" max in to chimney breast ( 4.75m max in to bay x 3.20m max in to chimney breast )

Having UPVC double glazed bay window to the front elevation with fitted window shutters, central heating radiator, double door fronted shoe storage fitted to the chimney breast recess to one side, the other side with shelved out cupboards for further storage. Feature inset log effect electric fireplace, radiator with fitted radiator cover, coving to the ceiling, double opening timber framed glazed doors give access to :-

## Dining Room

9' 9" x 9' 11" ( 2.97m x 3.02m )

Having solid hardwood floor covering, fitted sideboard with mirror back can be included in sale price, radiator with fitted cover, coving to the ceiling, door giving access to:-

## Garden Room

12' 6" x 9' 2" ( 3.81m x 2.79m )

Having UPVC double glazed construction with double opening side French doors, dwarf

brick wall, central heating radiator, vinyl floor covering, lined and insulated UPVC roof, fitted window blinds gives a super aspect to the garden and woodland beyond.

## Kitchen

15' 4" x 9' 10" ( 4.67m x 3.00m )

Refitted with a range of base and wall units with quality work surface over, matching upstands, single drainer one and a quarter bowl stainless steel sink unit with extendable chrome mixer tap over, vinyl floor covering, Zanussi electric fan assisted oven, BEKO electric induction hob and extractor hood over the central breakfast bar area which has further under unit storage, two sets of double-glazed bifold doors giving access to the rear garden, inset spotlights to the ceiling, integrated fridge-freezer, integrated dishwasher, microwave fitted to an opening in the wall unit, plinth heater.

## First Floor Landing

Open spindle balustrade, panelled door giving access to the airing cupboard with hot water cylinder and slatted shelving for further storage. Pull down loft ladder to a boarded-out loft area with power.

## Master Bedroom

15' 4" max into walk in bay window x 11' 3" ( 4.67m max into walk in bay window x 3.43m )  
Having fitted wardrobes with hanging rail, inset drawers and jewellery hanging hooks, double louvre door fronted, fitted over stairs cupboard with further hanging rail, UPVC double glazed box bay window to the front, central heating radiator, panelled door off leads to:-

## En-Suite Shower Room

Having a four-piece white suite comprising double width glazed shower cubicle with a rain head mains shower, wash hand basin fitted to vanity unit with vanity shelf over and storage drawers beneath, bidet, UPVC double glazed opaque window to the rear elevation, ceramic tiled walls with feature border tile and ceramic tiled flooring, wall mounted chrome heated towel rail.

## Bedroom Two

10' x 8' 9" ( 3.05m x 2.67m )

Has the carcass of a double wardrobe fitted to

a recess with a hanging rail and drawers fitted that could be used as an open storage area or close off with wardrobe doors. UPVC double glazed window to the rear giving aspect over the garden, central heating radiator and panelled door off to:-

## Shower Room

Jack and Jill shower room with double width glazed shower cubicle with a rain head and separate shower attachment, glazed shower screen fully tiled to the cubicle, pedestal wash hand basin, low level wc, central heating radiator, part ceramic tiled walls with feature border tile, UPVC double glazed opaque window to the side elevation, ceramic tiled flooring, central heating radiator and a door giving access back to the landing.

## Bedroom Three

10' 5" x 8' 7" ( 3.17m x 2.62m )

Having two UPVC double glazed windows to the front elevation, central heating radiator and open alcove over the stairs with hanging rail.

## Bedroom Four

6' 11" x 6' 5" ( 2.11m x 1.96m )

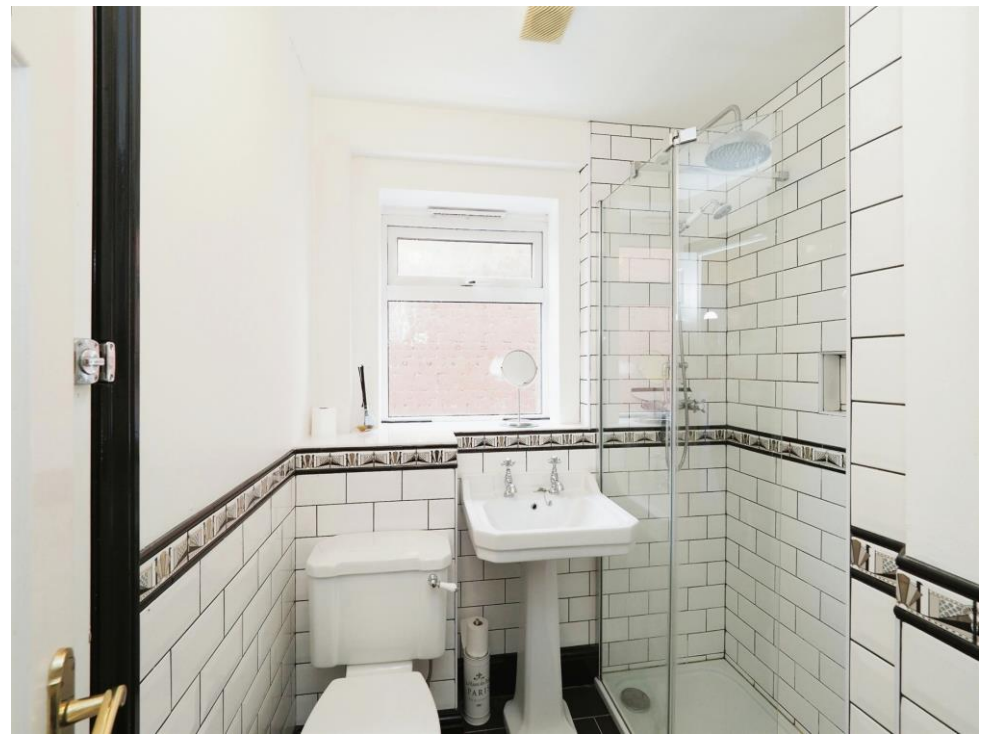
Having UPVC double glazed window to the rear with aspect over the garden and woodland, central heating radiator.

## Outside

To the front of the property is a low maintenance gravelled garden area which provides further parking and flanked with border inset with shrubs, paved area to the storm porch with UPVC ceiling, UPVC soffits, fascias and guttering, double width tarmac driveway provides off road parking for two vehicles, side gate giving access and privacy to the rear garden. Beyond the rear of the property is a stone paved patio, with a covered remote controlled canopy that reaches out over the patio area to screen from the sun, outside power point to the patio area, large pond stocked with Koi which can be included in the selling price subject to the buyers requirements, the front part of the pond is enclosed with wrought iron railings, pond filter and water feature, shape lawned area flanked with borders inset with shrubs. To the rear of the garden is a timber shed, lattice fencing which gives access to the woodland to the rear.















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Tenure:Freehold

EPC Rating: C

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