



Vale Road  
Midway Swadlincote





### Property Description

A traditional Three-bedroom semi detached house occupying a generous corner plot location in Midway, Swadlincote.

Situated close to local amenities, schools and major route ways to Derby & Burton-On-Trent. The property offers great potential for extension subject to planning permission and had historic permission which has now expired.

This spacious well-presented home consists of an Entrance Hall, lounge, dining room, kitchen, three well-proportioned bedrooms, bathroom, outside laundry room, storage, outside w.c rear garden, garage and off street parking. This property has been upgraded with new CCTV system, smart lighting system and a recently installed hive gas fired central heating system. Outside: -The property is situated on a generous corner plot which provides great potential for extension ( historic planning lapsed so subject to new planning permission) To the front is a gravelled driveway providing off road parking, feature brick retaining walls add a particular feature around side of the drive and house and around the rear. Lawned garden areas to the front and side are sectioned with fencing and there is a useful brick laundry/store to the side with attached shed and w.c.To the rear is spacious sectioned garden with paved and decked seating areas and artificial lawn for ease of maintenance. Accessed off the side road is a detached garage.

### Entrance Hall

Accessed via a front panelled entrance door with carpeted stairs to first floor, radiator and coat hanging hooks.

### Lounge

13' 4" x 12' 9" ( 4.06m x 3.89m )

Having UPVC double glazed window to front elevation, radiator, feature fireplace incorporating a chrome edged pebble effect gas fire, with marble effect hearth and modern surround, fitted cupboard to chimney breast recess with shelving over, carpeted flooring.

### Dining Room

11' x 9' 6" ( 3.35m x 2.90m )

Having feature open fireplace with marble effect hearth and timber surround, laminate flooring, radiator and UPVC double glazed window giving aspect over the garden.

### Kitchen

9' 10" x 8' 7" ( 3.00m x 2.62m )

Fitted with a range of high gloss laminated matching base and wall units with laminated work surfaces over and plinth lighting beneath, single drainer one and a quarter sink until with chrome mixer tap over, integrated fridge freezer and integrated oven, hob and extractor, ceramic tiled splashbacks, laminate flooring, two UPVC double glazed windows to rear and UPVC door to the side giving access to side and rear gardens.

### First Floor Landing.

### Bedroom One

13' 3" x 11' 11" ( 4.04m x 3.63m )

Having central heating radiator and UPVC double glazed window to front.

## Bedroom Two

10' 11" x 12' ( 3.33m x 3.66m )  
Having UPVC double glazed window to rear,  
radiator.

## Bedroom Three

10' 10" x 8' 6" ( 3.30m x 2.59m )  
Having UPVC double glazed window to front,  
radiator.

## Family Bathroom

7' x 8' 2" ( 2.13m x 2.49m )  
Having three-piece white suite comprising  
panelled bath with chrome mains shower over  
with rain head and separate shower  
attachment, glazed shower screen, pedestal  
wash hand basin, lo level w.c., ceramic tiled  
walls, vinyl flooring, airing cupboard housing  
the recently installed boiler providing  
domestic hot water and central heating and  
UPVC double glazed window to rear.

## Outside

The property is situated on a generous corner  
plot which provides great potential for  
extension ( historic planning lapsed so subject  
to new planning permission) To the front is a  
gravelled driveway providing off road parking,  
feature brick retaining walls add a particular  
feature around side of the drive and house  
and around the rear. Lawned garden areas to  
the front and side are sectioned with fencing  
and there is a useful brick laundry/store to the  
side with attached shed and w.c.

## To The Rear

Spacious rear garden, sectioned garden with  
paved and decked seating areas and artificial  
lawn for ease of maintenance. Accessed off  
the side road is a detached garage.

## Outside Wc

## Laundry Room

9' 11" x 6' 7" ( 3.02m x 2.01m )



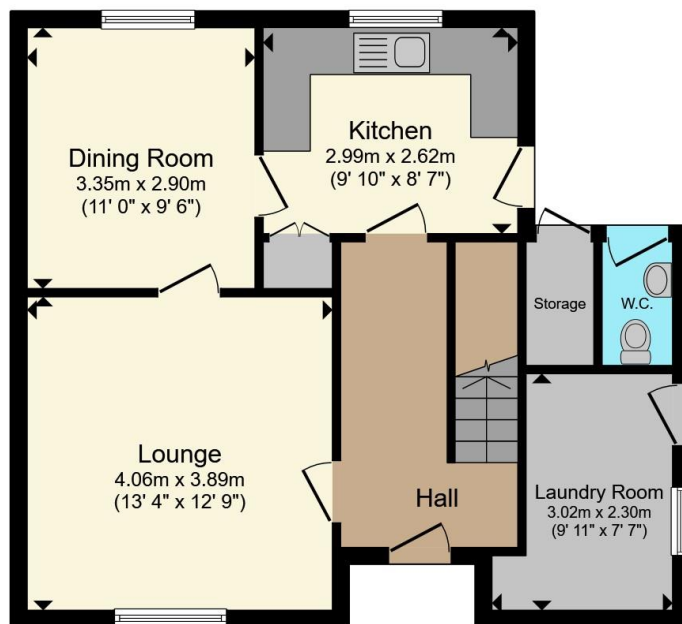




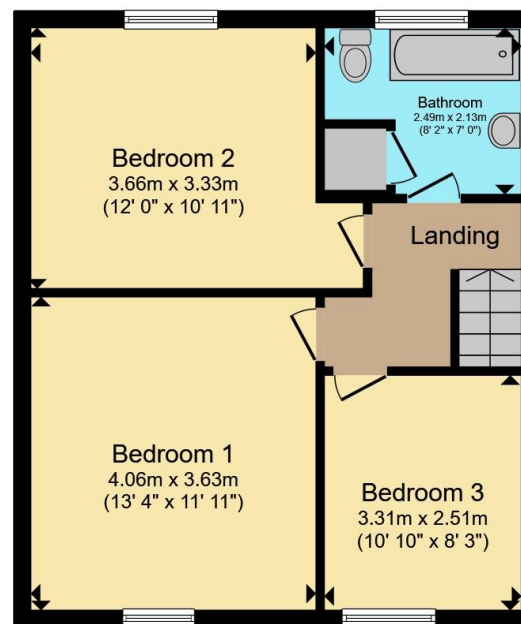








**Ground Floor**



**First Floor**

Total floor area 100.3 m<sup>2</sup> (1,080 sq.ft.) approx

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Property Ref: MEL202888 - 0003

Tenure:Freehold EPC Rating: Awaited Council Tax Band: A

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