



**Winchester Drive, Midway, Swadlincote,
DE11 7LR**

£260,000



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Positioned on a quiet estate in Midway, this spacious semi-detached bungalow boasts a luxury finish, and enjoys a generous plot, excellent privacy and low-maintenance yet spacious gardens. The property offers well-appointed accommodation throughout, including a modern kitchen, spacious lounge diner two double bedrooms, stylish hotel style bathroom and a welcoming yet roomy entrance hall. With ample parking, a garage and established outdoor space, this is a fantastic opportunity for those seeking comfortable and versatile single-storey living close to local amenities, green spaces, shops and transport routes.

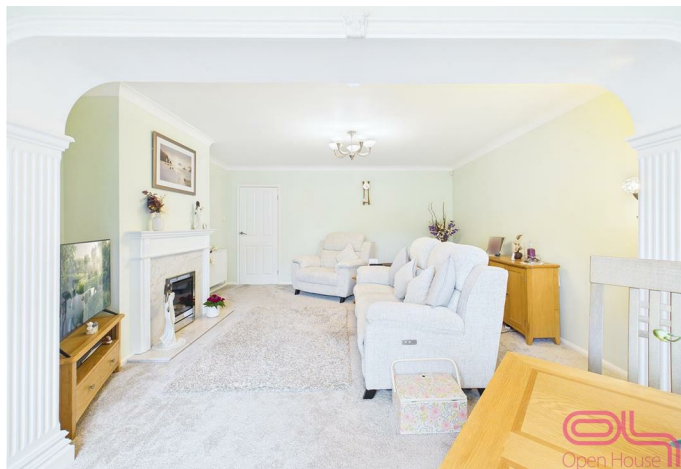
Location

Winchester Drive is a quiet and established road in Midway, offering a peaceful setting with everyday conveniences close by. A Sainsbury's Local is within walking distance, while a full range of shops, supermarkets, healthcare services and leisure amenities can be found in the surrounding area.

Swadlincote Town Centre is minutes away, providing further retail, dining and transport options. Road links via the A514 and A511 ensure straightforward access to Burton, Ashby and beyond, with regular bus routes also available. Various green spaces, country walks and leisure facilities sit within easy reach, making this a well-connected yet tranquil place to call home.

Entrance Hallway

The front entrance opens into a bright and welcoming hallway, providing access to each of the rooms. Finished with quality carpeting and benefiting from



useful built-in storage cupboards.

Living and Dining Room

A particularly generous and beautifully presented reception room offering clearly defined living and dining areas, connected by an attractive wide archway with decorative detailing. The living area features a traditional-style fireplace with inset gas fire, while sliding patio doors within the dining area provide plenty of natural light and open directly onto the garden.

Kitchen

A spacious and well-appointed kitchen fitted with an extensive range of oak-fronted wall and base units, complemented by generous work surfaces and tiled splashbacks. Features include an integrated oven and microwave, a fitted hob with extractor above, a sink beneath the window and a substantial breakfast bar providing additional workspace and informal seating. A characterful exposed beam adds further interest, while an external door provides direct access to the garden.

Bedroom One

A generous double bedroom with ample space for a full range of freestanding furniture. A wide front-facing window allows plenty of natural light into the room.

Bedroom Two

A well-proportioned second bedroom featuring an extensive range of fitted wardrobes and storage, together with space for a double bed and additional furniture.

Bathroom

The bathroom is fitted with a P shaped bath with shower attachment, a wash hand basin and WC incorporated within a useful vanity and storage

arrangement. Further features include tiled walls and flooring, recessed ceiling lighting, a heated towel rail and an obscure-glazed window.

Outside

The property enjoys a particularly substantial, tiered rear garden designed with ease of maintenance in mind. Immediately behind the bungalow is a block-paved courtyard providing an attractive and private seating area, with steps rising between established planted borders to the extensive upper garden. This includes paved pathways, gravelled areas, rockery-style planting, additional seating spaces and a detached garden store, with elevated views across the surrounding area.

Garage

A detached brick-built garage is positioned to the rear, fitted with an up-and-over door and a separate personnel door opening into the garden.

Additional Information

We wish to clarify that these particulars should not be relied upon as a statement or representation of fact and do not constitute any part of an offer or contract. Buyers should satisfy themselves through inspection or other means regarding the correctness of the statements contained herein.

Please note that we have not tested or verified the condition of the services connected to the property, including mains gas, electricity, water or drainage systems. Similarly, we cannot confirm the working order or efficiency of any appliances, heating systems, or electrical installations that may be included in the





sale. Prospective purchasers are therefore advised to carry out their own independent investigations and surveys before entering into a legally binding agreement.

Money Laundering Regulations 2003:

In accordance with the Money Laundering Regulations 2003, we are obligated to verify your identification before accepting any offers.

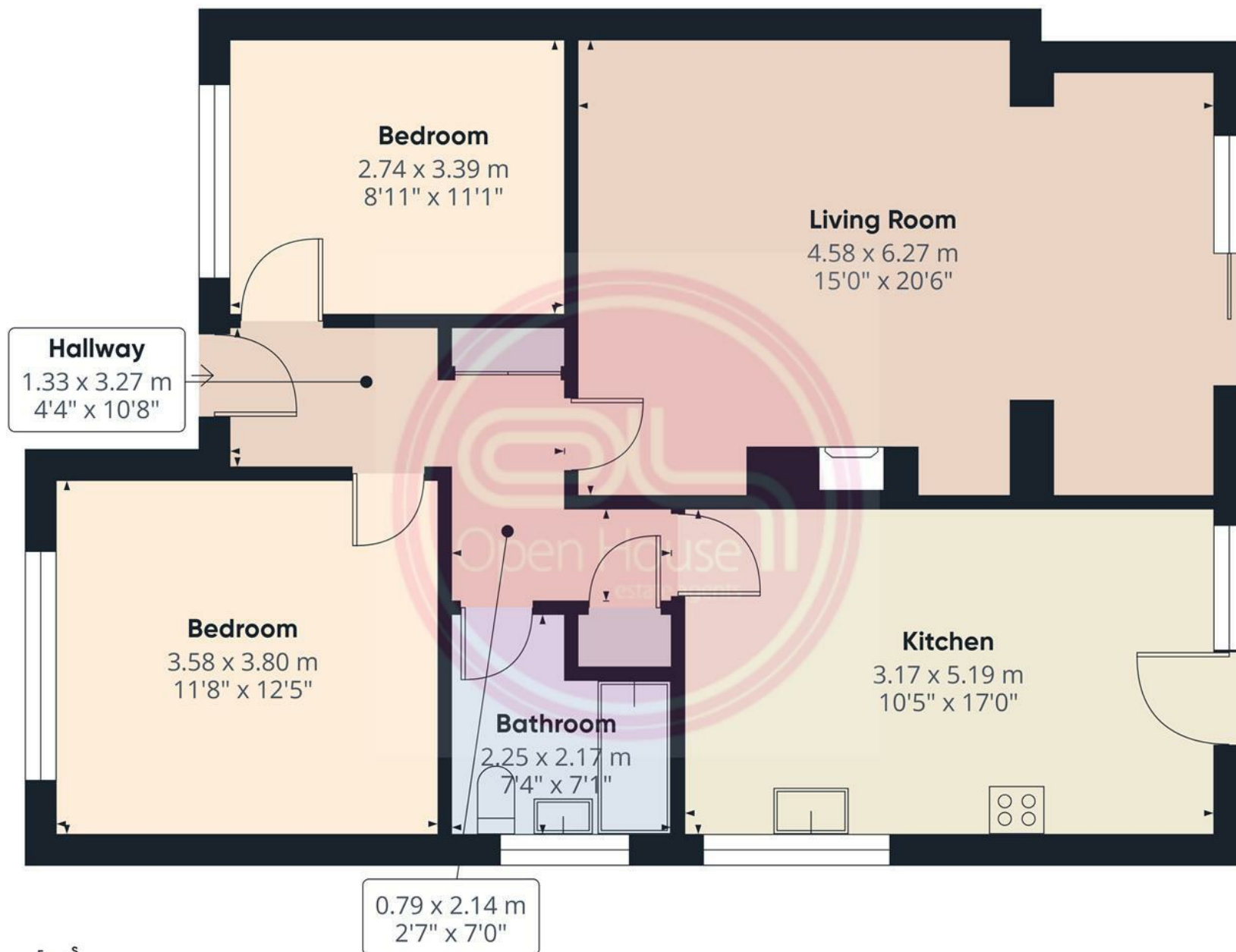
Floorplans:

We take pride in providing floorplans for all our property particulars, which serve as a guide to layout. Please note that all dimensions are approximate and should not be scaled.









GLA⁽¹⁾
87.96 m²
946.85 ft²

(1) Finished, above grade

Ext. wall thickness assumed: 15.24
cm/6 in

Calculations reference the ANSI-Z765
standard. Measurements are
approximate and not to scale. This
floor plan is intended for illustration
only.

GIRAFFE360



ENERGY PERFORMANCE CERTIFICATE

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A	61	82
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC
		

LOCAL AUTHORITY

South Derbyshire

TENURE

Freehold

COUNCIL TAX BAND

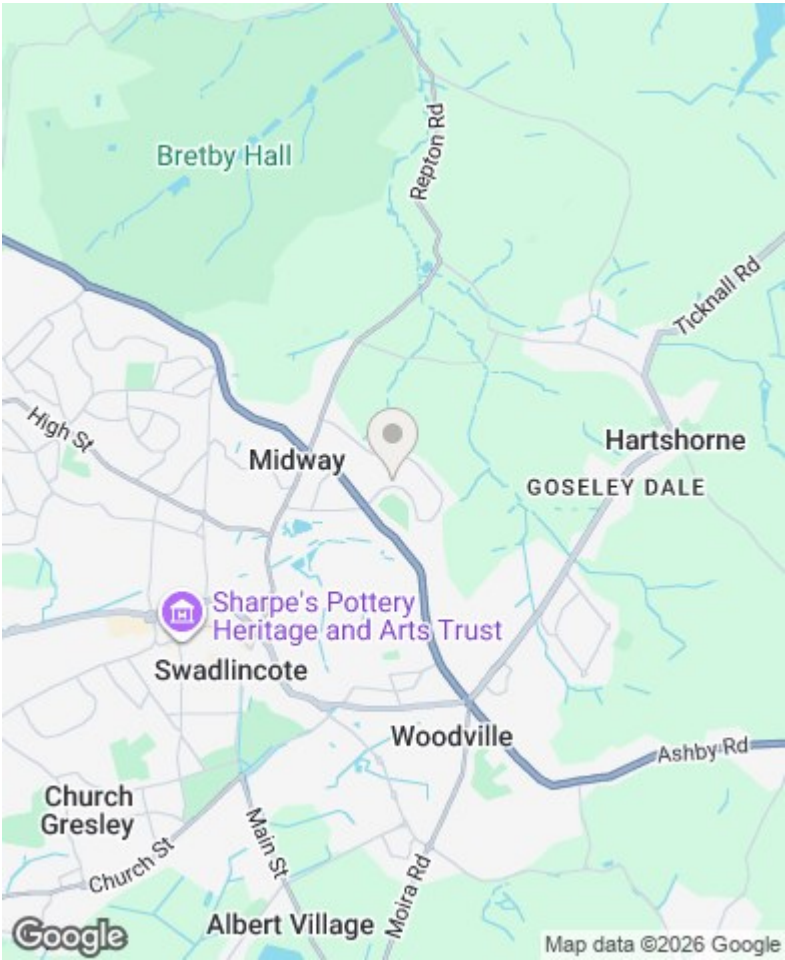
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VIEWINGS

By prior appointment only

PROPERTY SUMMARY

- ATTRACTIVE BUNGALOW – ELEVATED POSITION – GENEROUS PLOT
- ESTABLISHED FRONT AND REAR GARDENS
- MODERN FITTED KITCHEN WITH SPACE FOR BREAKFAST SEATING
- SPACIOUS LOUNGE DINER WITH FEATURE FIREPLACE AND PATIO DOORS
- TWO DOUBLE BEDROOMS
- STYLISH, MODERN BATHROOM
- DRIVEWAY PARKING AND A GARAGE
- EXCELLENT PRIVACY WITH LAWN, PATIOS, POND, SHED AND MATURE PLANTING
- IDEAL FOR ANYONE SEEKING QUALITY SINGLE-LEVEL LIVING
- VIEWINGS A MUST TO APPRECIATE



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