



Burton Road, Midway, Swadlincote,  
Derbyshire



3



2



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£299,000



## Key Features

- Modern Detached Home
- Three Double Bedrooms
- Master With En-Suite
- Dining Kitchen With Utility
- Lounge With Bespoke Media Wall
- High Specification Throughout
- EPC rating B
- Freehold





Newton Fallowell are pleased to be able to offer for sale this well proportioned three bedroomed detached modern family home situated in a prominent road in Midway. The property benefits from an abundance of off road parking, three double bedrooms and high specification throughout and is ideal for anyone looking for a modern nearly new property. In brief the accommodation comprises: - entrance hall, lounge, guest cloak room, dining kitchen, utility room and on the first floor a landing leads to the master bedroom with en-suite off, two further double bedrooms and family bathroom. Externally there is an immaculately landscaped fully enclosed rear garden and a block paved driveway to the front providing parking for up to four vehicles. Viewings are highly recommended.

### Accommodation In Detail

Frosted composite double glazed door leading to:

#### Entrance Hall

having staircase rising to first floor, controls for central heating, consumer unit for electrics, built-in understairs storage, Upvc double glazed window to side elevation with bespoke wooden shutters, wood effect laminate flooring and one central heating radiator.

#### Lounge 3.46m x 3.81m (11'5" x 12'6")

having bespoke media wall with electric fire, space for tv, sound bar, light up shelving and media points, wood effect LVT flooring, central heating radiator and Upvc double glazed window to front elevation with bespoke wooden shutters.

#### Guest Cloak Room 0.88m x 1.6m (2'11" x 5'2")

having low level wc, pedestal wash basin with chrome mixer tap, control panel for alarm system, extractor fan, half height tiling to walls, tiling to floor and one central heating radiator.

#### Dining Kitchen 5.45m x 2.8m (17'11" x 9'2")

having a range of base and eye level units, low profile quartz work top, stainless steel sink and drainer with chrome mixer tap, four ring induction hob with extractor over, glass splashback, electric oven, integrated dishwasher and fridge/freezer, under counter LED lighting, tiled splashback, tiling to floor, two central heating radiators, Upvc double glazed window to rear elevation and Upvc double glazed patio doors with bespoke wooden shutters to rear elevation.

#### Utility Room 2.33m x 1.6m (7'7" x 5'2")

having base unit, stainless steel sink and drainer with chrome mixer tap, space for washing machine, space for tumble dryer, gas fired combination boiler, extractor fan, tiling to floor, one central heating radiator and double glazed door leading out to the rear garden.

### On The First Floor

#### Landing

having access to loft space, built-in storage cupboard, carpet to floor and Upvc double glazed window to side elevation with bespoke wooden shutters.

#### Master Bedroom 3.85m x 3.36m (12'7" x 11'0")

having built-in triple wardrobes with sliding doors, control for central heating, media points, carpet to floor, one central heating radiator and Upvc double glazed window to front elevation with bespoke wooden shutters.

#### En-Suite 1.75m x 1.65m (5'8" x 5'5")

having low level wc, pedestal wash basin with chrome mixer tap, quadrant shower cubicle with glass sliding door, thermostatic control shower, full tiling to shower area and half tiling to further walls, shaver point, extractor fan, tiling to floor, chrome heated towel radiator and frosted Upvc double glazed window to front elevation with with bespoke wooden shutters.



**Bedroom Two** 2.95m x 2.85m (9'8" x 9'5")

having carpet to floor, one central heating radiator and Upvc double glazed window to rear elevation.

**Bedroom Three** 2.43m x 2.85m (8'0" x 9'5")

having carpet to floor, one central heating radiator and Upvc double glazed window to rear elevation.

**Family Bathroom** 1.89m x 2.03m (6'2" x 6'8")

having low level wc, pedestal wash basin with chrome mixer tap, bath with chrome mixer tap and electric shower, full height tiling to bath area and half height to further walls, extractor fan, chrome heated towel radiator and frosted Upvc double glazed window to side elevation.

**Attic**

accessed via a drop down ladder and is fully boarded and has eaves built-in storage.



## Outside

To the rear is a fully enclosed garden with a large paved patio area ideal for entertaining, a sunken artificial grassed area, space for garden shed and access to both sides of property. To the front is a block paved driveway providing parking for up to four vehicles and bordered by a laurel hedge.

## Services

All mains services are believed to be connected to the property.

## Measurement

The approximate room sizes are quoted in metric. The imperial equivalent is included in brackets.

## Tenure

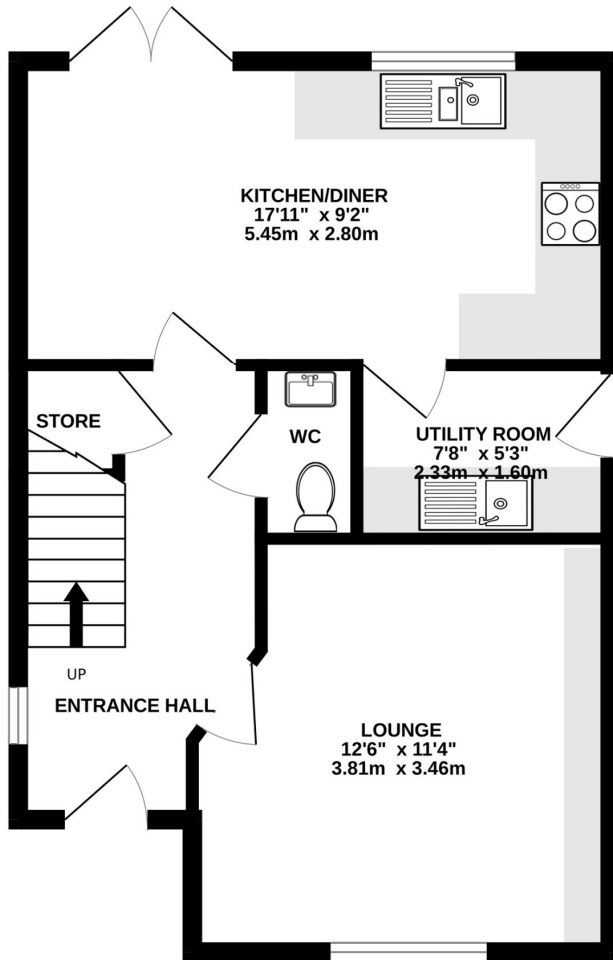
Freehold - with vacant possession upon completion. Newton Fallowell recommend that purchasers satisfy themselves as to the tenure of the property and we would recommend that they consult a legal representative such as a Solicitor appointed in their purchase.

## Note

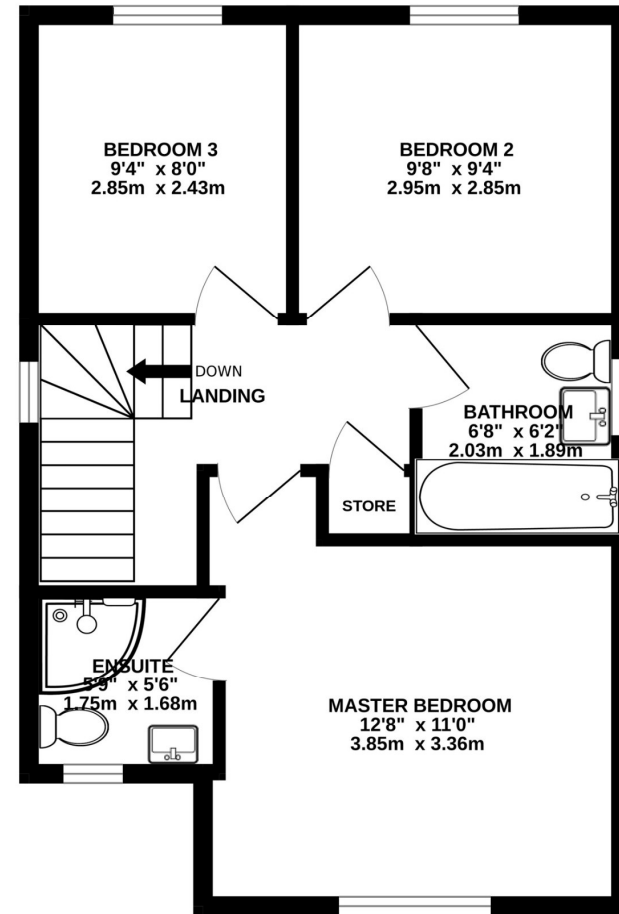
The services, systems and appliances listed in this specification have not been tested by Newton Fallowell and no guarantee as to their operating ability or their efficiency can be given. Anti-Money Laundering Regulations – Intending purchasers will be required to provide identification documents via our compliance provider, Coadjute, at a cost of £45 plus VAT per transaction. This will need to be actioned at the offer stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.



GROUND FLOOR  
460 sq.ft. (42.8 sq.m.) approx.



1ST FLOOR  
460 sq.ft. (42.8 sq.m.) approx.



TOTAL FLOOR AREA : 921 sq.ft. (85.5 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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