

Potters Croft
Swadlincote

ashley adams

Potters Croft
Swadlincote DE11 0WD

for sale
£365,000







Property Description

A beautifully presented, extended and garage converted four/five bedroom detached family home finished to a high specification throughout with versatile living accommodation ideally suited for elderly relative, teenage apartment etc, off road parking and stunning private landscaped garden. The property has a gas fired central heating system, underfloor heating to the extension, UPVC double glazing and solar panels and the accommodation comprises:- Entrance hall, cloaks/w.c, spacious lounge with media wall, stunning extended and re-fitted living kitchen with feature roof lantern, bi-folds to garden, centre island and high spec integrated appliances. The garage was converted to provide a ground floor bedroom with is currently used as a family room with French doors to garden and has an ensuite wetroom. To the first floor are four well proportioned bedrooms, master with ensuite shower room and fitted wardrobes and a re-fitted family bathroom completes the first floor accommodation. Outside the property is set back from the road with a low maintenance gravelled front garden, tarmac driveway providing side by side parking for two vehicles and front storm porch. A side gated path gives privacy and access to the stunning rear garden which is particularly private, beautifully landscaped with several stone paved patio areas, shaped lawn, well stocked borders and feature garden pond with waterfall feature.

Entrance Hallway

Accessed via a timber panelled entrance door with inset opaque and coloured glazed effect panels leading to entrance hallway having LVT light oak effect flooring, open spindle dog leg carpeted staircase off to the first floor, coving to the ceiling, central heating radiator, panelled door gives access to useful understairs store with light, further panelled door giving access to: -

Claoks/Wc

Having a low level wc with concealed plumbing, wash hand basin fitted to vanity unit with storage beneath, chrome mixer taps over, ceramic style splashback, oak effect LTV flooring, central heating radiator, UPVC double glazed opaque window to the front elevation.

Lounge

Having a feature media wall designed to fit 65 inch television and space for sound bar, feature ethanol fire, slate tiled and MDF surround with open alcoves and inset lighting, UPVC double glazed by bay window to the front elevation with fitted window shutter, central heating radiator, coving to the ceiling, light oak effect LVT flooring continuing through from the entrance hallway, half glazed door giving access to: -

Snug/Family Room/Ground Floor

LVT light oak effect flooring continuing through, UPVC double glazed double opening French doors to the rear elevation giving stunning aspect over the private rear garden, UPVC double glazed window to the rear elevation, inset spotlights to the ceiling, panelled door giving access to useful shelved out store, further panelled door to: -

Ensuite Wet Room

Having high-quality nonslip flooring, wash hand basin with chrome mixer tap, WC with concealed plumbing, open shower with electric shower, has fittings for elderly/disabled relative is required, can also be easily removed if required, fully ceramic tile walls with feature mosque boarder tile. UPVC double glazed opaque window to the front elevation with fitted blind, inset spotlights to the ceiling, chrome wall mounted heated towel rail.

Kitchen

Fitted to a high specification, having a feature centre island which has been designed for symmetry and provides breakfast seating, soft close drawers beneath the island for ease of storage, high-quality Corian work surfaces, Siemens induction hob, crystal effect extractor fan, high gloss white laminated base and wall units, one and a quarter bowl Schock high quality sink unit with a single drainer and extendable chrome mixer tap, mirror glazed splash backs around the sink area, integrated Whirlpool dishwasher, Siemens full height fridge and freezer fitted to further full height high gloss units, open display shelving for

glasses and wine racks, pocket high gloss, double doors opening up to cooking area having two Siemens eye level electric fan assisted ovens, pan drawers beneath, open storage shelves above, The extended part of the kitchen provides a seating area with UPVC double glazed bifold doors to the side elevation giving access to the garden, UPVC double glazed picture windows to the rear, giving stunning aspect to the garden with top opening vents, vertical blinds fitted to the doors and window, inset spotlights, having a large feature roof lantern providing stunning natural light to the kitchen, featured porcelain tile flooring throughout the kitchen, underfloor heating to the extension area, chrome switches and sockets, vertical anthracite contemporary radiator, half glazed door giving access to : -

Utility Room

Having porcelain tile flooring continuing through from the kitchen, a range of matching wall and base units, laminate work surfaces over, single drainer stainless steel sink unit with chrome mixer tap, plumbing and space for automatic washing machine and dryer, further under unit space for a fridge if required, ceramic style splash back, extractor fan to the ceiling wall, mounted ideal boiler, opaque double glazed composite door to the side giving access to the side path.

First Floor Landing

Having open spindle balustrade, carpeted flooring, panelled door giving access to a generous airing cupboard housing the hot water cylinder and slatted shelving for storage space.

Bedroom One

Having carpeted flooring, UPVC double glazed window to the front elevation, central heating radiator, full range of floor to ceiling fitting wardrobe incorporating hanging rails and shelves, inset spotlights, Panelled door leading to:

Ensuite Shower Room

Having a three-piece modern white suite, comprising corner glazed shower cubical with chrome mains shower, rain head separate shower attachment, feature slate tiling to the cubical, wash hand basin with chrome mixer top, wc fitted to vanity unit with storage beneath and vanity shelve above, extractor fan and shaving point, porcelain tile flooring and fully tiled walls, central heating radiator, UPVC double glazed opaque window to the side elevation.

Bedroom Two

Having Carpeted flooring, central heating radiator, UPVC double glazed window to the rear elevation stunning aspect over the garden with fitted window blind, inset spotlights to the ceiling

Bedroom Three

Having Carpeted flooring, central heating radiator, UPVC double glazed window to the front elevation with fitted window blinds, inset spotlights to the ceiling.

Family Bathroom

Having been refitted to a high standard, with panelled bath side mounted mixer tap, separate shower attachment, wash hand basin fitted to a Corian vanity with flush fitted taps over, low level WC, porcelain tile walls and matching floor, vertical anthracite contemporary radiator, UPVC double glazed opaque window to the rear elevation,

Outside

To the front having a gravelled boarder low maintenance to the front, double width tarmac driveway providing side by side parking for two vehicles, front storm porch with lighting and quarry tile flooring, Paved path to the side which is gated giving privacy and access to the rear garden.

To the rear being particularly private, with a stunning vista of trees beyond the boundary fence to the rear, Stone paved large patio, timber shed with light and power, outside lighting and tap. shaped lawn flanked with further paved areas for seating, dwarf brick wall which provides a raised boarder with a variety of mature trees and shrubs, ornamental garden pond with a waterwall, the back of the garden is flanked with natural slate. A further paved path leading down the opposite side of the property, providing useful storage.

Agent Notes

Please note that an £80 AML fee covers the cost of carrying out the required identity and anti-money laundering checks when an offer has been accepted. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.



















Ground Floor **First Floor**

Total floor area 131.4 m² (1,415 sq.ft.) approx

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Property Ref: MEL206180 - 0005

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

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