



**Springfield Road, Midway, DE11 0BZ**

**Offers Over £250,000**

**Open House**  
estate agents



# Springfield Road, Midway, DE11 0BZ

**Offers Over £250,000**

Tucked away in a sought-after part of Midway, and located near to the town centre, this extended three-bedroom detached home offers generous living space, and a beautifully maintained plot.

Set back from the road behind a wide block-paved driveway, the home offers excellent kerb appeal with side access leading to a detached garage and landscaped rear garden.

This property is ideal for families or up-sizers looking for flexible ground floor living, additional bedrooms, and outdoor space that's ready to enjoy with minimal maintenance. The location is conveniently close to local schools, parks, and transport links into via A511, A444, A38 as well as the M42.

## Ground Floor Accommodation

### Entrance Hall

A bright and welcoming hallway with wood-effect flooring, a side-facing window allowing natural light to flood in, and stairs leading to the first floor.

**Lounge – 14'4" x 15'0" (4.38m x 4.56m)**

A spacious front-facing reception room with a bay window, traditional coving and ceiling rose, feature fireplace with marble surround, and internal double doors through to the dining room.

**Dining Room – 11'4" x 12'2" (3.45m x 3.70m)**

A generous second reception room with French doors opening to the rear garden to bring the outside in. Finished with neutral décor and laminate flooring —



ideal for entertaining or family meals.

**Kitchen – 7'9" x 12'5" (2.37m x 3.78m)**

This modern, well-appointed kitchen features a range of cream shaker-style wall and base units with wood-effect worktops. Integrated gas hob, electric oven, extractor hood, integrated fridge and separate freezer and space for additional appliances. A large rear window provides garden views and ample natural light. An inner hallway leads to the:

**Utility**

A useful storage and laundry area accessed off the hallway, housing the central heating boiler and plumbing for a washing machine.

**Ground Floor WC**

Convenient guest cloakroom with low-level WC and corner hand basin.

**First Floor Accommodation**

**Bedroom One – 11'1" x 12'1" (3.37m x 3.69m)**

A spacious double bedroom positioned at the rear of the home, with fitted wardrobes stretching across one wall and ample room for additional furniture.

**Bedroom Two – 14'4" x 9'10" (4.38m x 3.00m)**

Another good-sized double to the front aspect, ample space for all require furniture.

**Bedroom Three – 8'10" x 6'0" (2.69m x 1.83m)**

Ideal as a nursery or home office, this cosy single bedroom sits centrally in the home, and has a side-facing window.

**Shower Room – 7'10" x 6'2" (2.40m x 1.88m)**

Refitted with a modern walk-in double shower, pedestal

wash basin, chrome towel radiator, and built-in vanity cupboard. Fully tiled shower enclosure and smart grey vinyl flooring.

**Separate WC**

Located adjacent to the shower room, with a white low-level WC and part-tiled walls.

**Outside**

**Front**

A newly laid and especially wide block-paved driveway offers ample space for multiple vehicles. A side driveway continues to the garage, secured by wrought iron gates.

**Rear Garden**

A large, low-maintenance rear garden with decorative block paving, planted borders, mature trees, and ornamental features. A detached sectional garage with up-and-over door is complemented by a greenhouse area, as well as timber sheds, making it ideal for gardeners or hobbyists.

**Additional Information**

- Tenure: Freehold
- Council Tax Band: C
- EPC Rating: D
- Local Authority Area: South Derbyshire

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



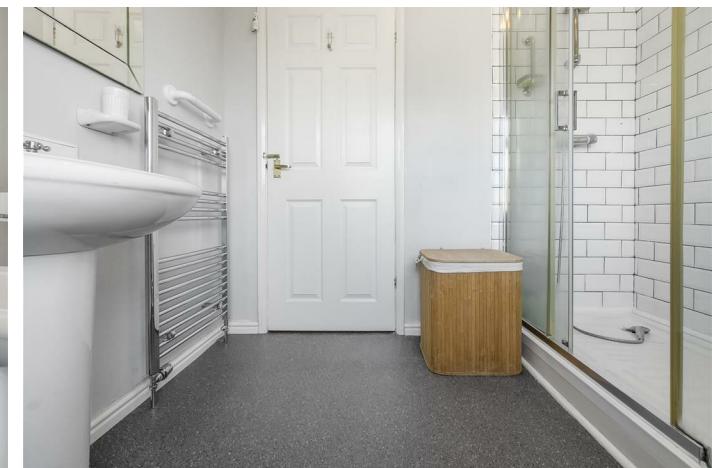


condition of the services connected to the property, including mains gas, electricity, water or drainage systems. Similarly, we cannot confirm the working order or efficiency of any appliances, heating systems, or electrical installations that may be included in the sale. Prospective purchasers are therefore advised to carry out their own independent investigations and surveys before entering into a legally binding agreement.

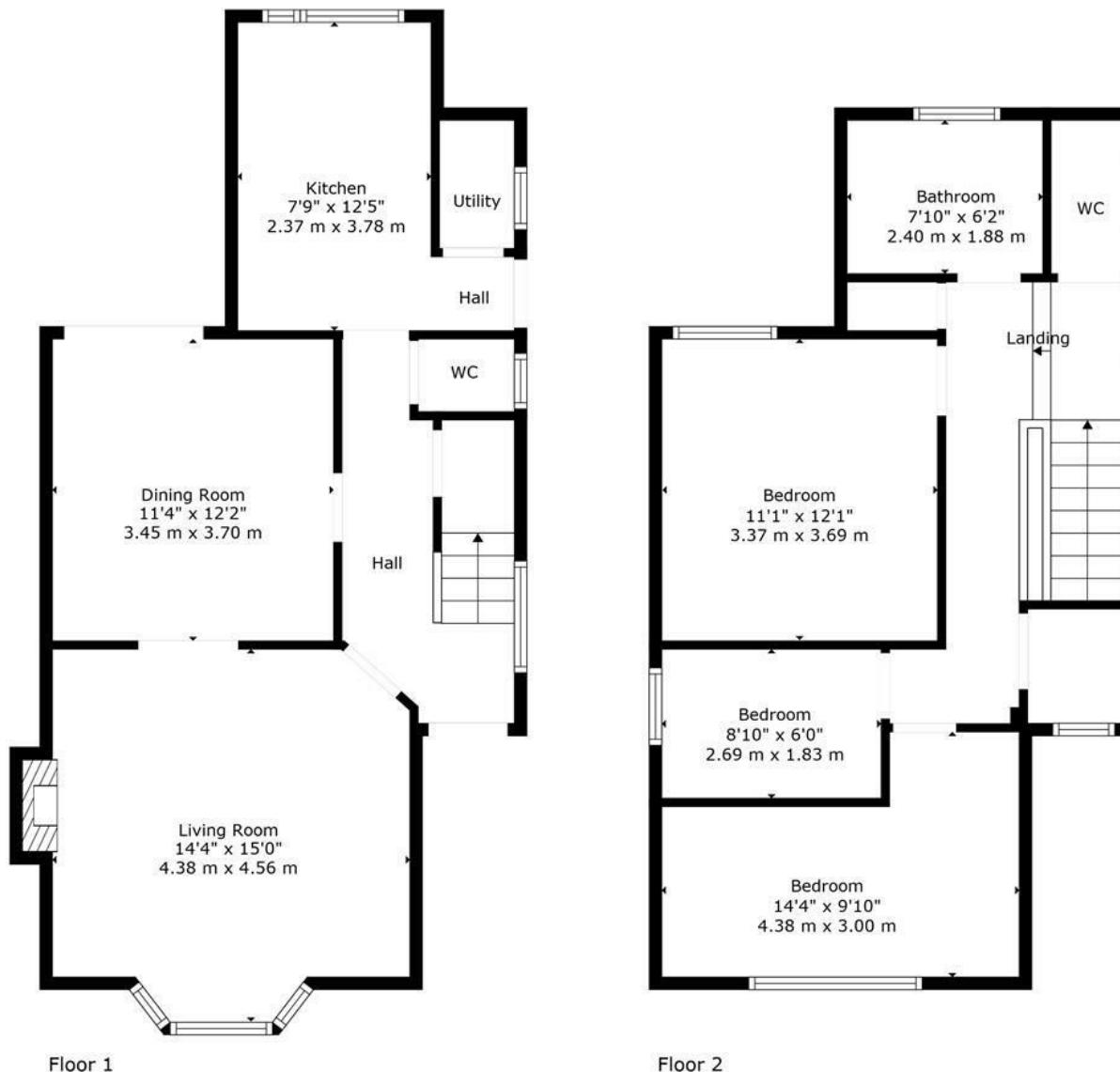
**Money Laundering Regulations 2003:**  
In accordance with the Money Laundering Regulations 2003, we are obligated to verify your identification before accepting any offers.

**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.









**TOTAL: 1104 sq. ft, 102 m<sup>2</sup>**

FLOOR 1: 573 sq. ft, 53 m<sup>2</sup>, FLOOR 2: 531 sq. ft, 49 m<sup>2</sup>

EXCLUDED AREAS: FIREPLACE: 6 sq. ft, 1 m<sup>2</sup>

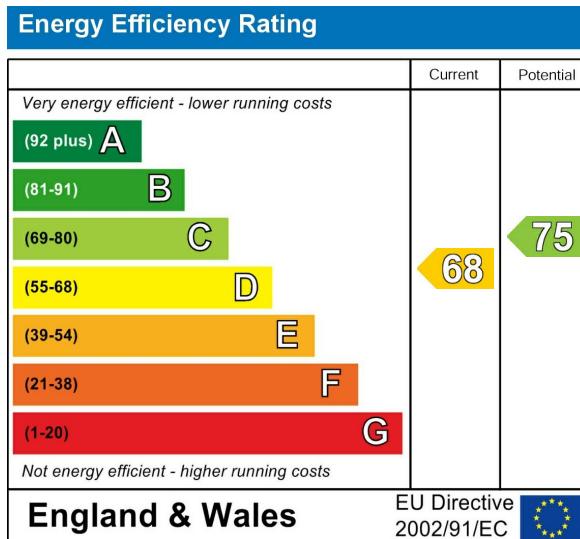
WALLS: 111 sq. ft, 11 m<sup>2</sup>



Please Note That Floorplans Should Not Be Used To Scale And Are Show For Reference Only.



## ENERGY PERFORMANCE CERTIFICATE



### LOCAL AUTHORITY

South Derbyshire

### TENURE

Freehold

### COUNCIL TAX BAND

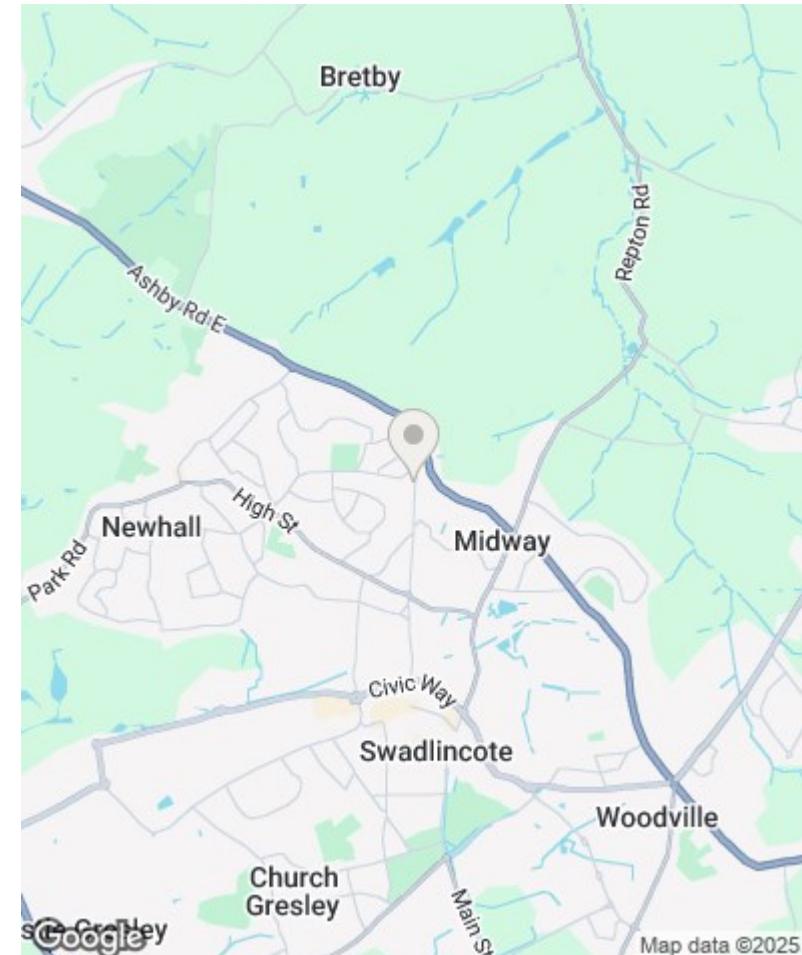
C

### VIEWINGS

By prior appointment only

### PROPERTY SUMMARY

- Extended three-bedroom detached family home
- Spacious lounge with bay window and feature fireplace
- Separate reception room with French doors to the garden
- Modern fitted kitchen with dining / breakfast space
- Ground floor WC and separate utility area
- Walk-in shower room with separate WC
- Large newly block-paved driveway with ample off-road parking
- Detached garage, greenhouse and garden sheds
- Landscaped low-maintenance rear garden, block-paved
- Located near to town centre



2 James Street, Midway, Swadlincote, DE11 7NE

Tel: (01283) 240632

Email: BurtonSwad@localagent.co.uk

[www.openhouselocal.co.uk](http://www.openhouselocal.co.uk)