Smiths

your property experts

Ensor Close

Swadlincote

- No upward chain
- Spacious and modern three-storey home
- Positioned in a peaceful cul-de-sac position
- Fully fitted kitchen and useful under-stairs storage
- Light-filled sitting room with direct garden access
- Three double bedrooms and two bathrooms
- Private driveway and a single garage
- Secure tiered gardens and a seating terrace

General Description

Smiths Property Experts offer to the market with no upward chain this spacious and modern three-storey home with off-road parking and a garage.

Set within a family development surrounded by woodland, parks and open countryside on the edge of the town of Swadlincote. The property is sold with vacant possession and will make an excellent home or investment for the eventual purchaser.

The Property

The property is of modern construction, and benefits from UPVC double glazing and gas central heating throughout. The layout internally is a generous 945 square feet of accommodation laid across three floors to include three bedrooms, all capable of taking a double bed. The entrance hall leads to a downstairs WC, an under-stairs store cupboard, a fully fitted kitchen, and to the rear a spacious main sitting room with glazed French doors opening directly onto the rear gardens.

Upstairs to the first floor are two double bedrooms and a family bathroom, and to the second floor is a super suite, boasting a double bedroom with a walk in wardrobe/dressing room and a separate shower room.

The Outside

The property is positioned in a peaceful cul-de-sac with a 'green' backdrop, sharing the road with other family homes. To the left-hand side is a private driveway with a single garage behind. There is also a space to the left-hand side of the garage, currently planted with mature shrubbery. There are lawned front gardens with a path to the front door with a storm porch.

To the rear are private gardens with a slab-laid patio terrace to the immediate rear of the main house. There are tiered lawns and a further seating terrace at the top of the gardens, which is secured with good-quality perimeter fencing.

The Location

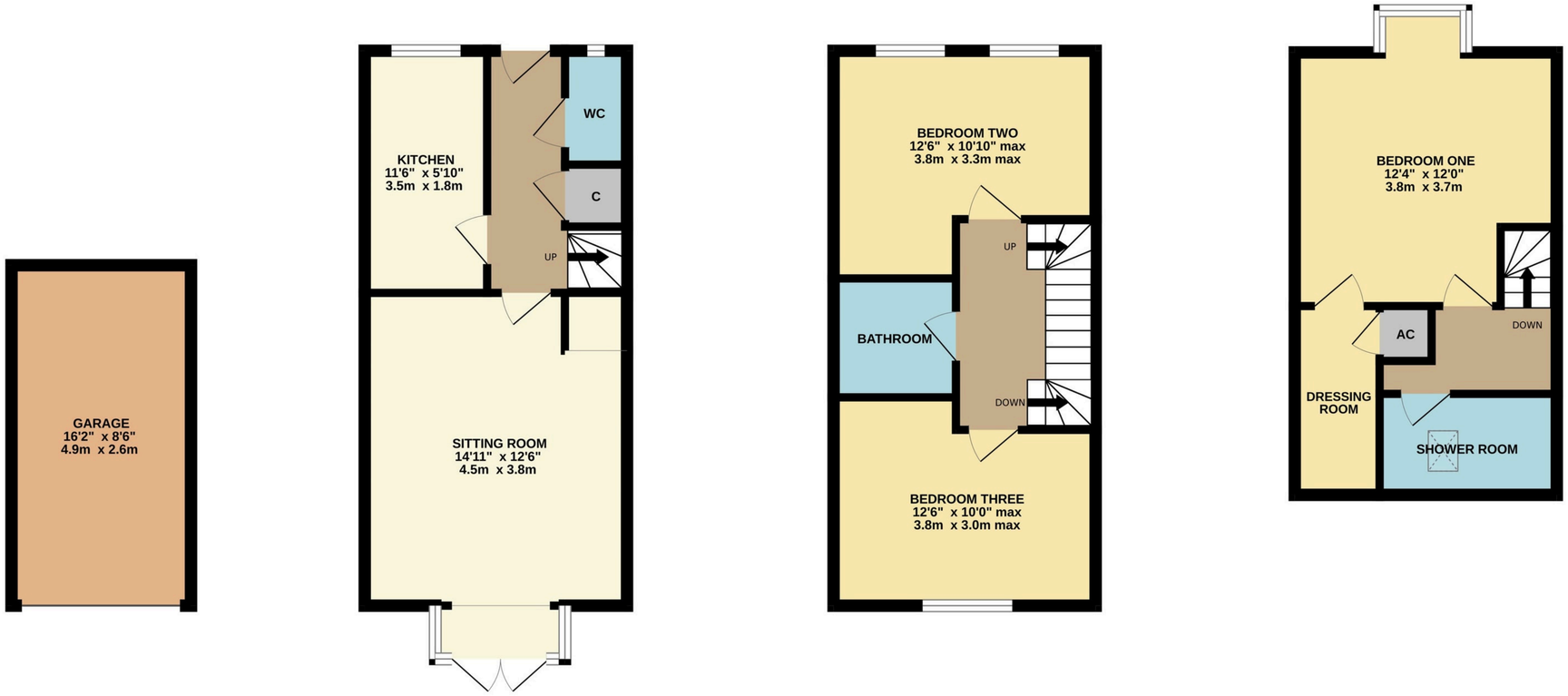
The property is located on the edge of the fully serviced town of Swadlincote, surrounded by trail walks, woodland and open countryside. With an array of amenities including excellent schooling options, a wide range of shops, cafes, supermarkets, a doctor's surgery and sports facilities. The location is ideal for commuters and families alike. Local transport links are excellent, with easy access to Ashby de la Zouch, Birmingham, Derby, Nottingham and Leicester.

Property Information

EPC Rating: C.
Council Tax Band: C.
Local Authority: South Derbyshire District Council.

Important Information

Every care has been taken with the preparation of these Sales Particulars, but complete accuracy cannot be guaranteed. In all cases, buyers should verify matters for themselves. Where property alterations have been undertaken buyers should check that relevant permissions have been obtained. These particulars do not constitute any part of an offer or contract. All measurements should be treated as approximate and for general guidance only. Photographs are provided for general information, and it cannot be inferred that any item shown is included in the sale. Plans are provided for general guidance and are not to scale. Any outline plans within these particulars are based on Ordnance Survey data and are provided for reference only.



TOTAL FLOOR AREA : 1083 sq.ft. (100.6 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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