


# 4 Harley's Court Main Street

Snarestone | DE12 7FT | Guide Price £450,000

ROYSTON & LUND

- Guide Price: £450,000 - £475,000
- Stunning Kitchen/Dining with Bifold Doors
- Utility and Ground Floor WC
- Private Parking Space
- Council Tax: TBC // EPC: B
- Three Bedroom Detached Family Home
- First Floor Bathroom + En-Suite
- South Facing Garden with Summer House
- Located in Snarestone, Swadlincote
- Freehold


















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Situated within the exclusive Harley's Court development in the sought-after village of Snarestone, this impressive three-bedroom detached new build offers contemporary living finished to an exceptional standard throughout. Designed with modern family life in mind, the property enjoys spacious accommodation, a private south-facing garden with a summer house, and off-street parking to the rear.

Upon entering, you are welcomed by a generous entrance hall that provides access to the reception room, spacious living room, stunning open-plan kitchen/dining room and staircase rising to the first floor. The reception room offers a versatile space that could be utilised as a home office, playroom or snug. The spacious living room enjoys French doors opening onto the rear garden, creating a bright and inviting space for relaxing or entertaining.

The beautifully appointed kitchen/dining room is undoubtedly the heart of the home, showcasing a high-quality range of contemporary base and wall units, generous worktop space and integrated appliances, all complemented by an abundance of natural light. Positioned off the kitchen is a practical utility room providing additional storage, external access and access to the ground floor WC.

To the first floor, the landing leads to three well-proportioned bedrooms. The principal bedroom benefits from its own stylish en-suite shower room, while the remaining two bedrooms are served by a modern three-piece family bathroom comprising a bath with a shower overhead, wash basin and WC.

Externally, the property benefits from a private south-facing rear garden featuring an extensive patio, artificial lawn and a versatile summer house, providing an ideal setting for outdoor dining, entertaining or home working. To the rear of the property is a dedicated parking bay.

## Ground Floor

Approx. 74.8 sq. metres (804.6 sq. feet)




## First Floor

Approx. 54.2 sq. metres (583.0 sq. feet)



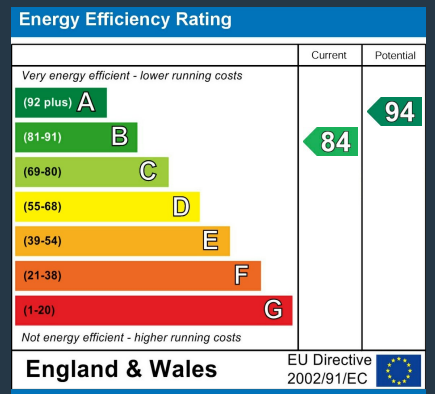

Total area: approx. 128.9 sq. metres (1387.6 sq. feet)

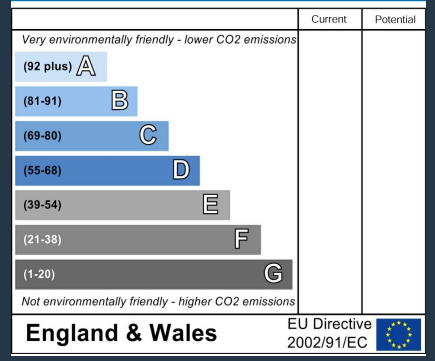
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## EPC




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