



Pennine Way, Swadlincote, DE11

£220,000

Bedrooms: 3 | Bathrooms: 1 | Receptions: 1

Cadley Cauldwell are excited to bring this spacious three-bedroom semi-detached home to the market, available with no onward chain, is ideally situated on the popular Walton Park Estate in Swadlincote, offering comfortable living with excellent amenities nearby.

Upon entering, a welcoming Entrance Hall leads into the principal living areas. The generous Living Room, provides ample space for relaxation. The heart of the home is the Kitchen/Breakfast Room, featuring two built-in cupboards for practical storage. Extending from the main living space, the conservatory offers a bright and versatile area, perfect for enjoying the garden views throughout the year.

Ascending to the first floor, you will find three well-proportioned bedrooms. Bedroom One offers a comfortable retreat. Bedroom Two benefits from a convenient walk-in wardrobe, while Bedroom Three provides adaptable space for a variety of needs. The Family Bathroom includes a separate bath and shower cubical.

Externally, the property boasts a paved area to the front, with parking in front of the single garage. Side access leads to a generous sized, enclosed rear garden, thoughtfully designed on a split level with both patio areas and a lawn, perfect for outdoor entertaining and relaxation.

Located in a desirable area of Swadlincote, this home offers easy access to schools, local amenities and transport links. The property benefits from gas central heating and double glazing throughout.

Freehold/Council Tax Band: A/EPC: C

Early viewing is highly recommended to appreciate the space and potential this lovely home offers. Contact Cadley Cauldwell on 01283 217251 to arrange your visit.

Entrance Hall - 4.24m x 1.8m (13'11" x 5'11")

Living Room - 3.73m x 4.83m (12'3" x 15'10")
Built in Cupboard

Kitchen/Breakfast Room - 3.81m x 2.84m (12'6" x 9'4")
2 x built in cupboard

Conservatory - 2.67m x 5.36m (8'9" x 17'7")
Max measurements

Landing - 3.2m x 2.67m (10'6" x 8'9")
Max measurements

Bedroom One - 3.84m x 2.62m (12'7" x 8'7")

Bedroom Two - 3.23m x 2.13m (10'7" x 7'0")
With walk in wardrobe measuring 2ft10in x 2ft8in

Bedroom Three - 3.02m x 2.13m (9'11" x 7'0")

Bathroom - 1.73m x 2.59m (5'8" x 8'6")

Garage - 5.61m x 3.1m (18'5" x 10'2")

To the Front

Paved area leading to the front door. Parking in front of the garage. Side access to rear of the property.

To the Rear

A generous sized garden. Split level with patio areas and lawn. Side access to front of the property.







Cadley Cauldwell

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