

Cambrian Way

Swadlincote, DE11 9DT

John German





A photograph of a bright, modern hallway. On the right, a staircase with a grey and white herringbone patterned carpet leads upwards. The walls are white with white skirting boards. On the left, a doorway is open, revealing a kitchen with dark grey cabinets and a white countertop. A clock is visible on the kitchen wall. The floor is made of light-colored wood.

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£400,000

This impressive home offers an abundance of space perfect for a large family with seven bedrooms in total, two with ensuite plus a family bathroom, two reception rooms, a large kitchen/diner, utility and a guest's WC. Set behind a walled frontage with opening to a good size drive and generous rear gardens.

This exceptional home has the flexibility of seven bedrooms across the ground, first and second floors perfect for a large or growing family needing plenty of space. This established location is close to schools and convenient for the town centre, shops and supermarkets.

Set behind a walled front garden with an opening into a good size drive giving access to the garage.

The front door opens into a welcoming hall where located on the ground floor are two reception rooms, the of which is a spacious lounge with a fireplace and views to the front. Double doors link to the sitting/dining room that has patio doors out to the rear garden.

At the heart of the house is an impressive, good size kitchen diner which is well equipped with a range of units along with room for a large farmhouse style dining table. A window frames views over the garden and a door leads to a useful utility room that has a practical internal door to the garage and access to the guest's WC.

The first of the bedrooms is on the ground floor which is a double sized room having the benefit of its own good size shower room.

There are four first floor bedrooms including a superb master with views across Swadlincote that again features its own en suite shower room. Bedrooms two, three and four all share a family bathroom.

The loft conversion has created two further bedrooms with skylights and eaves storage.

To the rear are good size split level gardens with a slightly raised paved patio plus a shaped lawn. Side gated access leads to the front.

Tenure: Freehold (purchasers are advised to satisfy themselves as to the tenure via their legal representative).

Please note: It is quite common for some properties to have a Ring doorbell and internal recording devices.

Property construction: Standard

Parking: Driveway and garage

Electricity supply: Mains

Water supply: Mains

Sewerage: Mains

Heating: Mains gas

(Purchasers are advised to satisfy themselves as to their suitability).

Broadband type: Fibre - See Ofcom link for speed: <https://checker.ofcom.org.uk/>

Mobile signal/coverage: See Ofcom link <https://checker.ofcom.org.uk/>

Local Authority/Tax Band: South Derbyshire District Council / Tax Band D

Useful Websites: www.gov.uk/government/organisations/environment-agency

Our Ref: JGA/16062026

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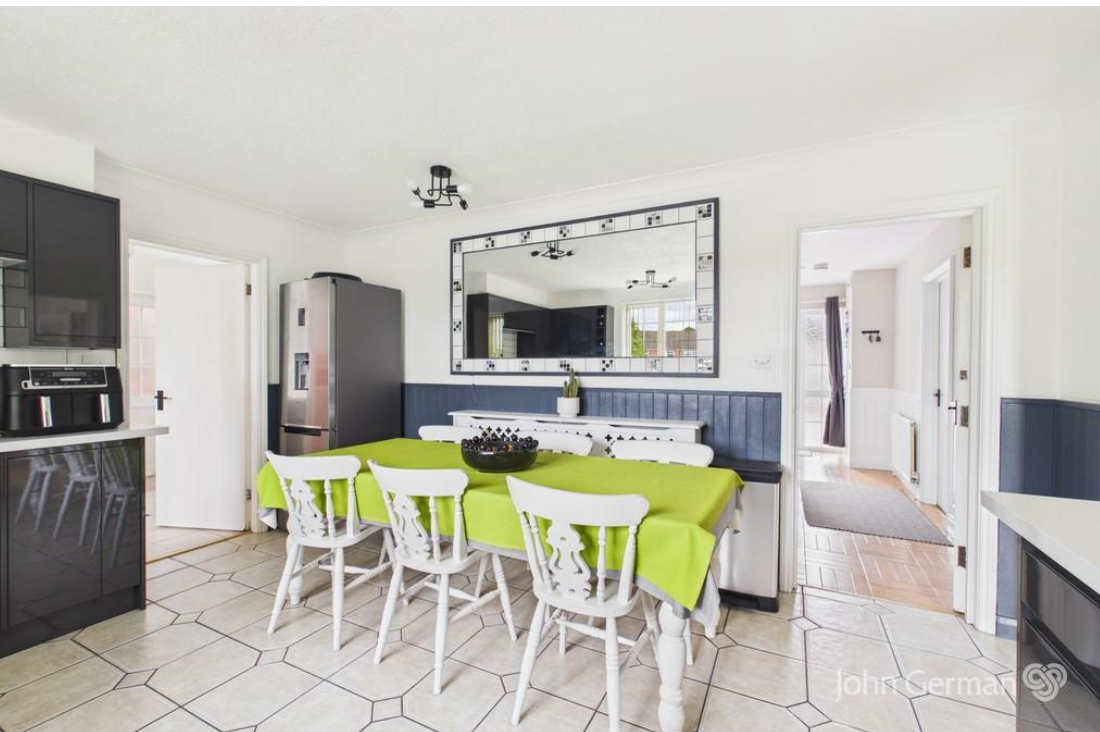
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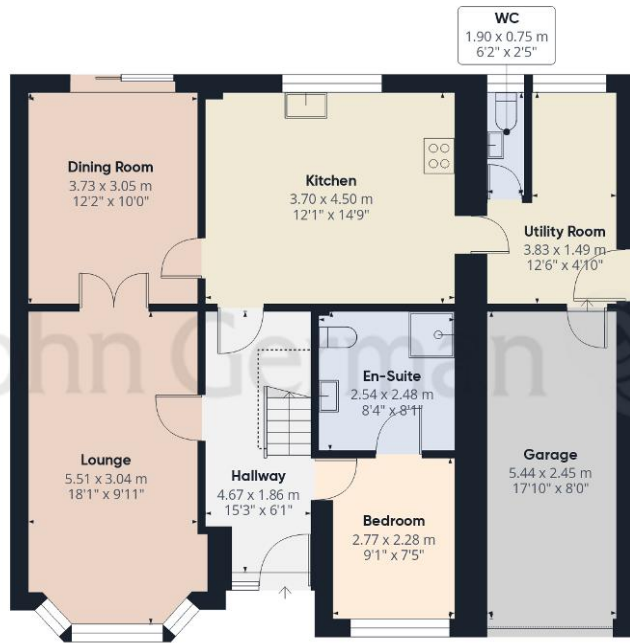
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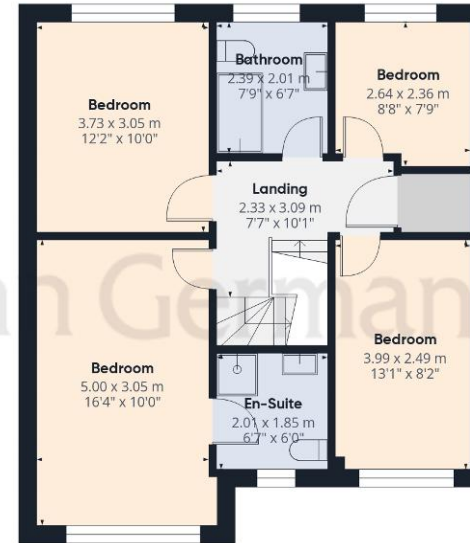




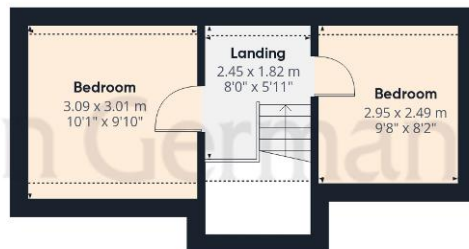




Ground Floor



Floor 1



Floor 2



Approximate total area⁽¹⁾

165.6 m²
1787 ft²

Reduced headroom

3.3 m²
36 ft²

(1) Excluding balconies and terraces

Reduced headroom
----- Below 1.5 m/5 ft

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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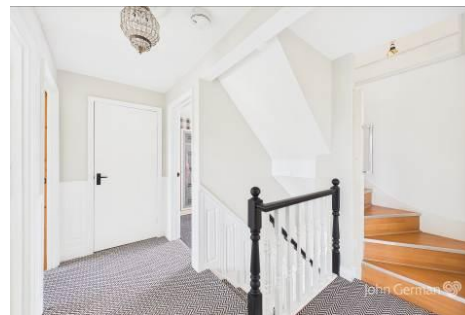
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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		77 C
55-68	D	67 D	
39-54	E		
21-38	F		
1-20	G		



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