



Audens Way, Midway, Swadlincote, DE11 0HQ

Offers Over £240,000



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DE11 0HQ**
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Open House is pleased to present this beautifully maintained three-bedroom detached home, situated on Audens Way on the popular Poet's Estate in Midway. The property occupies an especially generous plot with room to extend to the side with correct planning. Internally the home offers stylish accommodation comprising a spacious living room, an impressive dining kitchen, three bedrooms and a contemporary family bathroom. Outside, there is a driveway, garage, substantial frontage and an attractive rear garden with several areas for relaxing and entertaining.

Location

Audens Way is situated within The Poet's Estate in the popular Midway area, conveniently placed for local shops, schools and everyday amenities. Swadlincote town centre is within easy reach and offers a wider selection of shops, supermarkets, leisure facilities and places to eat. The location also provides convenient road connections towards Burton upon Trent, Ashby de la Zouch and the surrounding towns and villages.

Entrance

An entrance area provides access to the ground floor accommodation, with stairs rising to the first floor.

Living Room

A spacious and beautifully presented reception room with a wide window allowing plenty of natural light to enter. The room features attractive décor, a statement wallpapered wall, display shelving and a contemporary vertical radiator. There is ample space for a range of seating and additional furniture.



Dining Kitchen

The stylish dining kitchen forms a particularly impressive part of the home. It is fitted with an extensive range of light coloured cabinets, contrasting work surfaces, a sink positioned beneath the window and integrated cooking appliances. Recessed lighting and flooring with a natural wood appearance complete the contemporary finish. There is plenty of space for a dining table and seating, while glazed doors open directly onto the rear patio and garden, creating an excellent space for everyday family life and entertaining.

First Floor Landing

The landing provides access to all three bedrooms and the family bathroom, with a window bringing natural light into the space and a hatch providing access to the loft.

Bedroom One

A well presented principal bedroom with space for a king-sized bed and additional bedroom furniture. The room features attractive wall panelling, decorative wallpaper, carpeting and a window providing plenty of natural light.

Bedroom Two

A further well proportioned double bedroom with space for a bed and storage furniture. The room is currently arranged as a child's bedroom and benefits from modern décor and a window overlooking the surrounding residential area.

Bedroom Three

The third bedroom is another useful and attractively decorated room. It is suitable as a child's bedroom, nursery, dressing room or home office and includes space for freestanding furniture.

Family Bathroom

The contemporary family bathroom is fitted with a white suite comprising a panelled bath with shower over, vanity wash basin and WC. Patterned wall tiling, contrasting blue décor, recessed lighting and a heated towel rail complete the room.

Outside

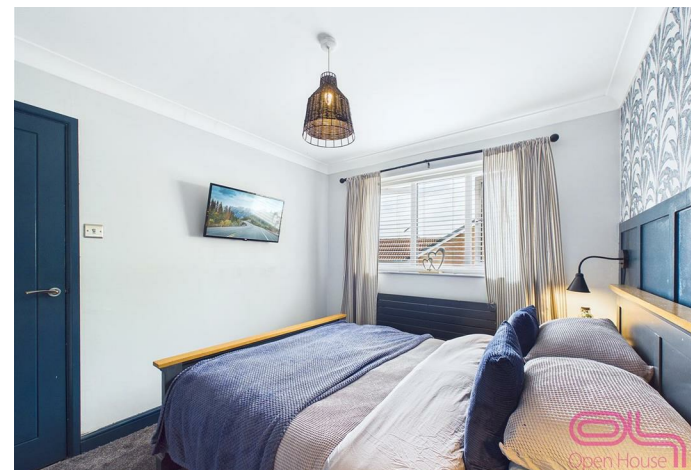
The property occupies an especially generous wrap-around plot with a substantial lawned frontage, decorative stone borders and established planting. A driveway provides off road parking and leads to the garage.

The rear garden has been arranged across different levels and includes paved patio areas that provide plenty of space for outdoor seating and dining. Steps lead through established planted borders to a lawned section, with a pergola adding further character. The garden offers a pleasant combination of seating, planting and open space.

Additional Information

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:

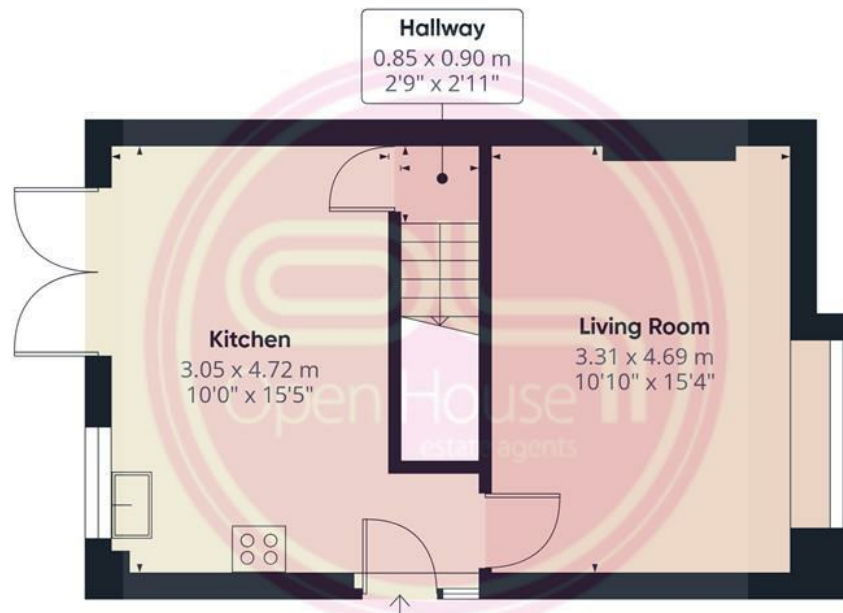
In accordance with the Money Laundering Regulations 2003, we are obligated to verify your identification before accepting any offers.

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.







Floor 0



Floor 1

GLA⁽¹⁾

77.84 m²
837.86 ft²

Total

77.84 m²
837.86 ft²

(1) Finished, above grade

Ext. wall thickness assumed: 15.24
cm/6 in

Calculations reference the ANSI-Z765
standard. Measurements are
approximate and not to scale. This
floor plan is intended for illustration
only.

GIRAFFE360



ENERGY PERFORMANCE CERTIFICATE

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A	60	84
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		

LOCAL AUTHORITY

South Derbyshire

TENURE

Freehold

COUNCIL TAX BAND

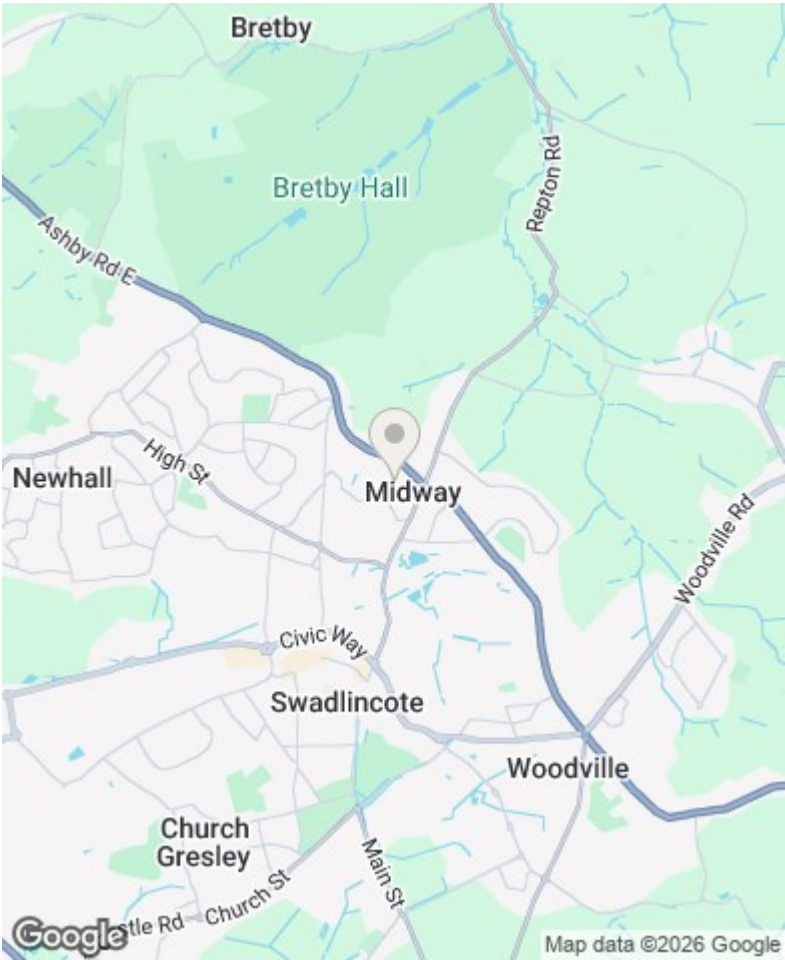
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VIEWINGS

By prior appointment only

PROPERTY SUMMARY

- Generous Wrap Around Plot
- Three Bedroom Detached Home
- Much Improved by Current Owner
- Stylish Dining Kitchen
- Spacious Separate Living Room
- Contemporary Family Bathroom
- Landscaped West-Facing Rear Garden
- Driveway And Garage
- Popular Midway Location
- Ideal Family Home in Established Setting



3 Midland Road, Midway, Swadlincote, DE11 0AG

Tel: (01283) 240632

Email: admin@burtonswad.co.uk

www.openhouselocal.co.uk