



Toulmin Drive, Swadlincote, DE11 0BH

£250,000



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Set within easy reach of Swadlincote town centre, this attractive, traditional detached home offers a quiet cul-de-sac location and a property that has been thoughtfully modernised and extended to create a superb family layout, with a bright and spacious lounge, a standout extended kitchen with roof lanterns, and a further warm, insulated conservatory-style room that works brilliantly as a second sitting room, playroom or home office.

Outside, there's ample driveway parking to the front, while the rear garden is a real bonus — generously sized, arranged over tiers, and offering plenty of space for outdoor relaxing, entertaining and family life.

Living Room (3.66m x 4.01m / 12'0" x 13'1")

A comfortable, well-proportioned main reception room with a large front window bringing in plenty of natural light. There's excellent space for a full suite, media unit and additional furniture, making it an ideal everyday family room.

Extended Kitchen (4.05m x 5.69m / 13'3" x 18'8")

The heart of the home — a large, extended kitchen designed for modern family living, featuring roof lanterns that flood the space with daylight. There's ample room for a generous dining table, making it perfect for entertaining, while the layout offers excellent practicality for busy households. There plenty of cupboard, storage and worktop space, the room really is a stand-out feature.

Utility Room (1.98m x 2.90m / 6'6" x 9'6")

A separate utility space that keeps laundry and



day-to-day clutter out of the main kitchen, with room for appliances and additional storage, and an external door which the current owners use as the main entrance.

Downstairs Shower Room (1.38m x 2.53m / 4'6" x 8'3")
An especially useful ground-floor facility — ideal for accessibility needs, guests, or muddy boots or pets after a walk — fitted to serve as a practical shower room.

Conservatory / Warm Room (2.52m x 2.77m / 8'3" x 9'0")
A versatile additional space with a warm, usable feel, currently lending itself brilliantly as an extra bedroom, though serves perfectly as a separate living space, hobby room, home office or playroom, with direct connection to the rear patio/garden to bring the outside in.

Hallway (1.35m x 1.19m / 4'5" x 3'10")
A second entrance giving access into the main living accommodation and stairs rising to the first floor.

First Floor

Landing (0.94m x 2.07m / 3'1" x 6'9")
Giving access to the first-floor bedrooms and bathroom.

Bedroom One (2.73m x 3.76m / 8'11" x 12'4")
A spacious double bedroom with room for a full range of furniture and a bright outlook.

Bedroom Two (2.75m x 3.12m / 9'0" x 10'3")
Another comfortable double bedroom — ideal for children, or guests.

Bedroom Three (2.05m x 2.26m / 6'8" x 7'4")

A well-presented single bedroom that also works nicely as a nursery, dressing room, or dedicated office.

Family Bathroom (1.59m x 2.51m / 5'2" x 8'2")
A modern family bathroom fitted with a contemporary suite, including a bath, wash basin and WC — smartly finished for everyday convenience.

Outside

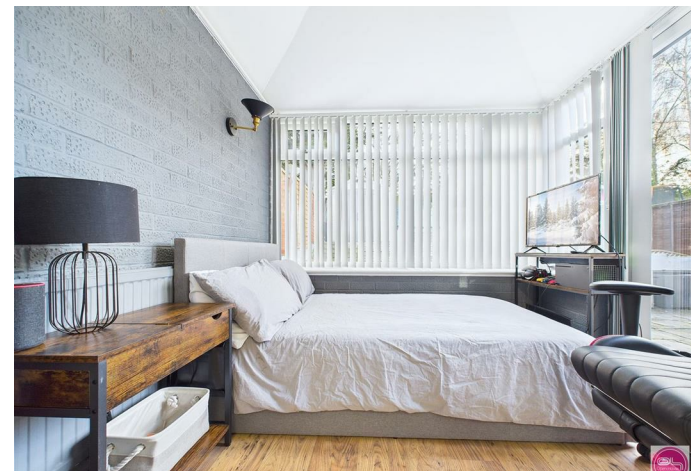
To the front, the property benefits from a spacious driveway providing off-road parking. To the rear is a good-sized, terraced garden with patio seating areas and an upper section ideal for play space and outdoor entertaining — offering far more space than comparable properties.

Additional Information

- Tenure: Freehold
- Council Tax Band: B
- EPC Rating: D
- Local Authority Area: South Derbyshire

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





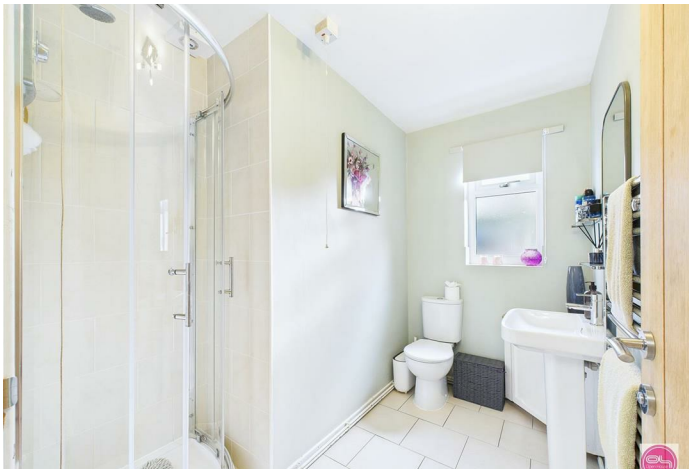
agreement.

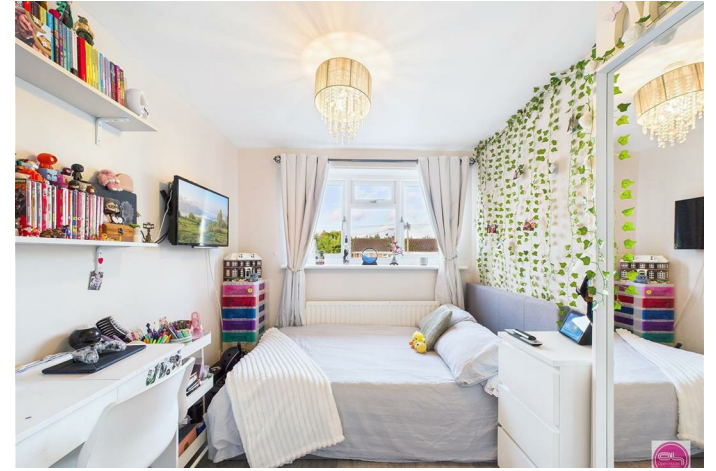
Money Laundering Regulations 2003:

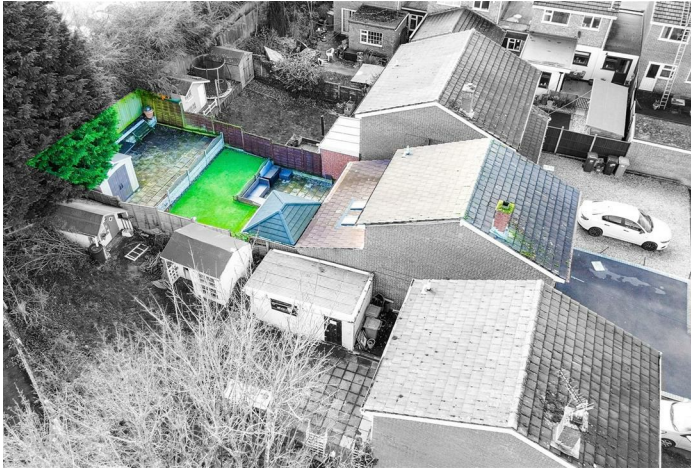
In accordance with the Money Laundering Regulations 2003, we are obligated to verify your identification before accepting any offers.

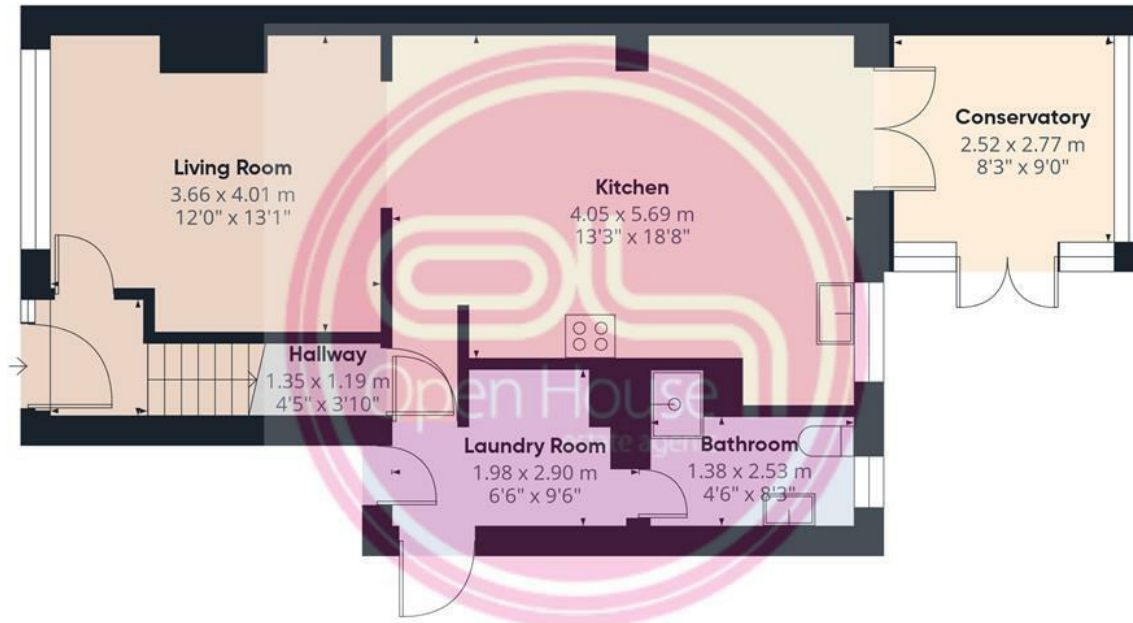
Floorplans:

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⁾
90.74 m²
976.72 ft²

Total
98.05 m²
1055.35 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
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	

The Energy Efficiency Rating chart shows a current rating of 68 (yellow) and a potential rating of 76 (green). The chart is divided into seven bands (A-G) with corresponding score ranges. The current rating of 68 falls into band D (55-68), and the potential rating of 76 falls into band C (69-80).

LOCAL AUTHORITY

South Derbyshire

TENURE

Freehold

COUNCIL TAX BAND

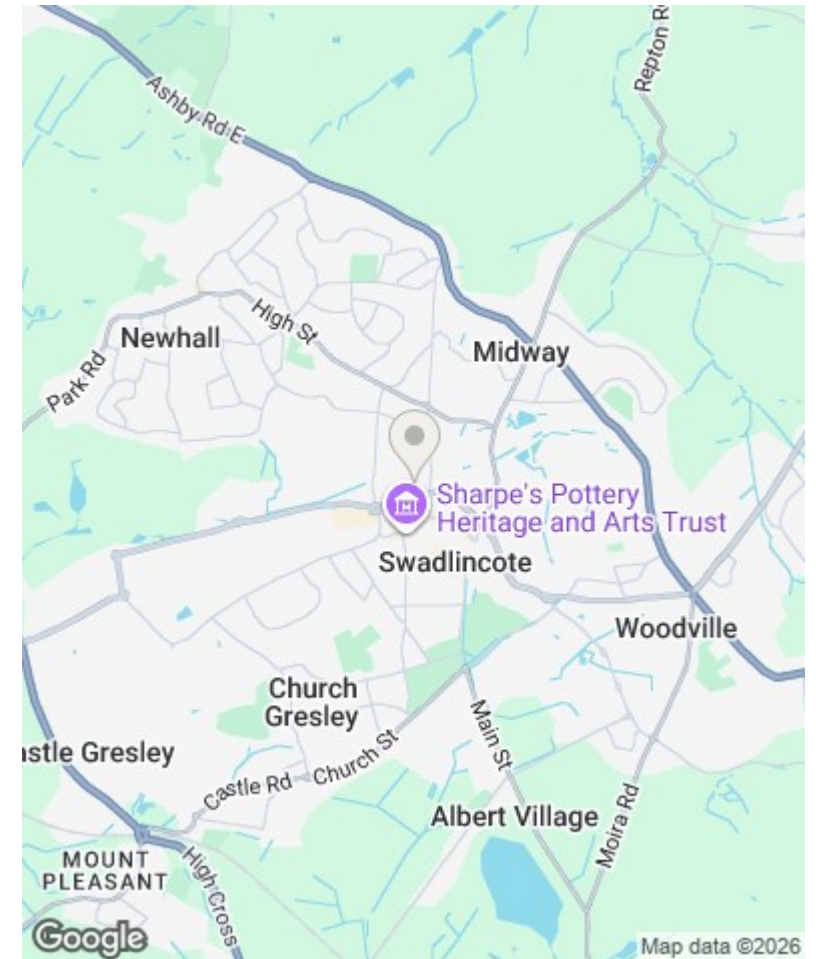
B

VIEWINGS

By prior appointment only

PROPERTY SUMMARY

- Cul-de-sac location
- Traditional detached family home in a town-centre location
- Extended kitchen with roof lanterns and excellent dining/entertaining space
- Warm roof / insulated conservatory (ideal as a second reception, playroom or home office)
- Three spacious bedrooms
- Separate utility room
- Downstairs shower room
- Modern first-floor family bathroom
- Large driveway for parking
- Generous, terraced rear garden with patio seating areas



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