



Darklands Road
Swadlincote, DE11 0PQ

Offers In Region Of £245,000

Property Features

- Spacious three bedroom semi-detached family home in a popular residential location
- Modern family bathroom and en-suite to the principal bedroom
- Generous extended principal bedroom created by a double-storey extension
- Well proportioned bedrooms
- Bright and comfortable front living room with excellent natural light
- South Facing Garden
- Open-plan dining area leading through to a well-appointed fitted kitchen
- Well presented throughout and ready to move into
- Separate utility room and convenient ground floor WC
- Close to local amenities, schools and transport links in Swadlincote

Full Description

Situated on Darklands Road in Swadlincote, this well presented three bedroom home offers spacious and practical accommodation ideal for families or first time buyers. The property features a generous living room, an open kitchen and dining area, a useful utility space, and a downstairs WC, with three bedrooms including a principal bedroom with en-suite. With a private garden and convenient layout throughout, this home combines comfort and functionality in a popular residential location.

THE FORE

The property is set back from the road with an attractive frontage and a welcoming entrance with ample off road parking. A pathway leads to the front door, creating a pleasant first impression and easy access to the home.

GROUND FLOOR

Upon entering the property, you are welcomed into an hallway providing access to the principal ground floor rooms and staircase to the first floor. The spacious living room is positioned to the front of the home and offers a bright and comfortable space, enhanced by a large bay window that allows for plenty of natural light, making it ideal for relaxing or entertaining guests.

To the rear of the property, you first enter a spacious dining area which forms the heart of the home and offers ample room for a family dining table and additional furniture. This space then opens through to the kitchen, creating a sociable and practical layout that is well suited to everyday living. The kitchen is fitted with a range of wall and base units, providing generous worktop space and storage. A separate utility room sits just off the kitchen, offering additional appliance space and storage, and gives access to a convenient ground floor WC.



LIVING ROOM

12' x 11' 7" (3.66m x 3.53m)

DINING ROOM

15' 6" x 8' 8" (4.72m x 2.64m)

KITCHEN

13' 7" x 6' 8" (4.14m x 2.03m)

UTILITY ROOM

8' 8" x 7' 7" (2.64m x 2.31m)

WC

3' 6" x 2' 8" (1.07m x 0.81m)

FIRST FLOOR

The first floor landing leads to three well proportioned bedrooms and the family bathroom. An impressive extended principal bedroom created by a double storey extension from the previous owners benefits from its own en-suite shower room, providing added privacy and convenience. The second bedroom is another comfortable double currently being used as a dressing room, while the third bedroom is ideal as a child's room, guest room or home office.

The family bathroom is fitted with a modern suite comprising a bath with shower over, wash basin and WC. All rooms are well laid out to maximise usable space and natural light, creating a comfortable and functional upper floor.

BEDROOM ONE

16' 6" x 9' 2" (5.03m x 2.79m)

BEDROOM ONE EN SUITE

7' 2" x 5' 9" (2.18m x 1.75m)

BEDROOM TWO

10' 6" x 9' 5" (3.2m x 2.87m)

BEDROOM THREE

8' 8" x 5' 8" (2.64m x 1.73m)

BATHROOM

7' 6" x 5' 6" (2.29m x 1.68m)

THE REAR

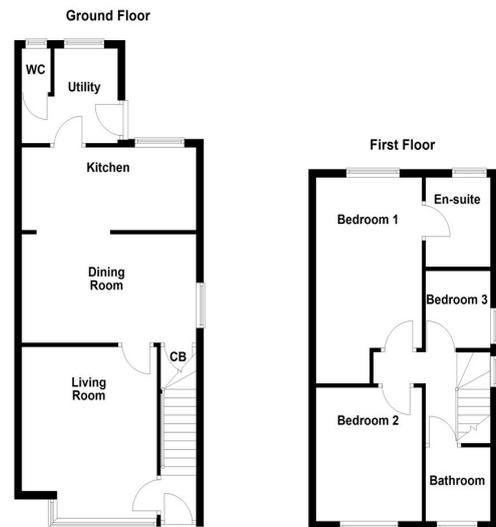
To the rear of the property is a private enclosed South Facing garden designed for ease of maintenance and



enjoyment with an outbuilding providing more storage. The garden provides a pleasant outdoor space suitable for seating and dining, with room for children to play or for keen gardeners to personalise. Enclosed boundaries offer a good degree of privacy, making it an ideal setting for relaxing during the warmer months.

DISCLAIMER

We duly notify all prospective purchasers that the person selling the property is personally known by a member of Taylor Cole Estate Agents.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C	70 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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