



Main Street, Albert Village,  
Swadlincote, Derbyshire



£325,000



## Key Features

- Individual Detached Family Home
- Four Well Proportioned Bedrooms
- Well Presented Throughout
- Impressive Enclosed Easy To Maintain Gardens
- Off Road Parking
- Upvc Double Glazing & Gas Fired Central Heating
- EPC rating C
- Freehold





Newton Fallowell are delighted to be able to offer for sale this individual detached spacious four bed roomed family home located on a corner plot. The home is offered for sale in excellent condition throughout and a recommended internal inspection will reveal deceptively spacious accommodation which in brief comprises: - open canopied entrance, entrance hall, guest cloak room, large main through lounge, separate dining room and fitted kitchen. On the first floor a spacious landing leads to four good sized bedrooms and family bathroom. Outside a driveway to the front provides ample parking, there is a further driveway to the rear, the gardens are designed for ease of maintenance and mainly laid to artificial grass with flag stone patio areas, raised decking, shrubbed borders and secure timber fencing. A timber framed summerhouse is erected to the side of the property which is included within the sale.

#### Accommodation In Detail

##### Open Canopied Entrance

having contemporary Upvc entrance door with obscure glazed visibility lights and lights to side leading to:

##### Entrance Hall 2.23m x 5.7m (7'4" x 18'8")

having patterned ceramic tiling to floor, useful understairs storage cupboard, staircase rising to first floor, one central heating radiator and coving to ceiling.

##### Guest Cloak Room

having low level wc, vanity wash basin, ceramic tiling to floor, one central heating radiator and obscure Upvc double glazed window to front elevation.

##### Impressive Reception Room 3.7m x 5.53m (12'1" x 18'1")

having Upvc double glazed window to front elevation, Upvc double glazed French doors opening out to the rear garden, feature cream marble contemporary fireplace with matching backplate and hearth together with inset Living Flame gas fire, two centre ceiling roses, fitted wall light points and coving to ceiling.

##### Breakfast Kitchen 2.84m x 4.3m (9'4" x 14'1")

having Upvc double glazed window to rear elevation, half obscure double glazed door to rear, good range of cream fronted base and eye level units with complementary roll edged working surfaces, stainless steel sink and draining unit, plumbing for washing machine, one central heating radiator, quality fitted laminate flooring, integrated appliances including fridge/freezer, dishwasher, double oven, four ring gas hob and extractor hood and low intensity spotlights to ceiling.

##### Dining Room 2.54m x 4m (8'4" x 13'1")

having Upvc double glazed window to front elevation, one central heating radiator, fitted laminate flooring and coving to ceiling.

#### On The First Floor

##### Half Landing

having Upvc double glazed window overlooking the rear garden.

##### Main Landing

having coving to ceiling, fitted smoke alarm, access to loft and large full height storage cupboard.

##### Master Bedroom 3.73m x 3.36m (12'2" x 11'0")

having Upvc double glazed window to front elevation, one central heating radiator and coving to ceiling.



### **Bedroom Two** 4.35m x 2.08m (14'4" x 6'10")

having Upvc double glazed window to rear elevation, one central heating radiator, quality fitted laminate flooring and cupboard housing Worcester condensing combi gas fired central heating boiler and digital timer.

### **Bedroom Three** 2.7m x 3.72m (8'11" x 12'2")

having quality fitted laminate flooring, one central heating radiator and Upvc double glazed window to front elevation.

### **Bedroom Four** 3.73m x 2.8m (12'2" x 9'2")

having quality fitted laminate flooring, one central heating radiator and Upvc double glazed window to rear elevation.

### **Bathroom**

having modern re-fitted suite comprising vanity wash basin with cupboards under, low level wc with concealed cistern, P-shaped bath with glazed screen and shower attachment, quadrant shower enclosure with thermostatically controlled shower, obscure Upvc double glazed window to front elevation, full tiling complement to walls and floor and heated chrome ladder towel radiator.

### **Outside**

The property is set back from the road behind a hedgerow and dwarf wall. To the side is a further driveway and to the rear is a lovely landscaped garden designed for ease of maintenance and extensively set to artificial lawn with flag stone paving, decking, shrubbed borders and all enclosed with secure timber fencing.



## Services

All mains services are believed to be connected to the property.

## Measurement

The approximate room sizes are quoted in metric. The imperial equivalent is included in brackets.

## Tenure

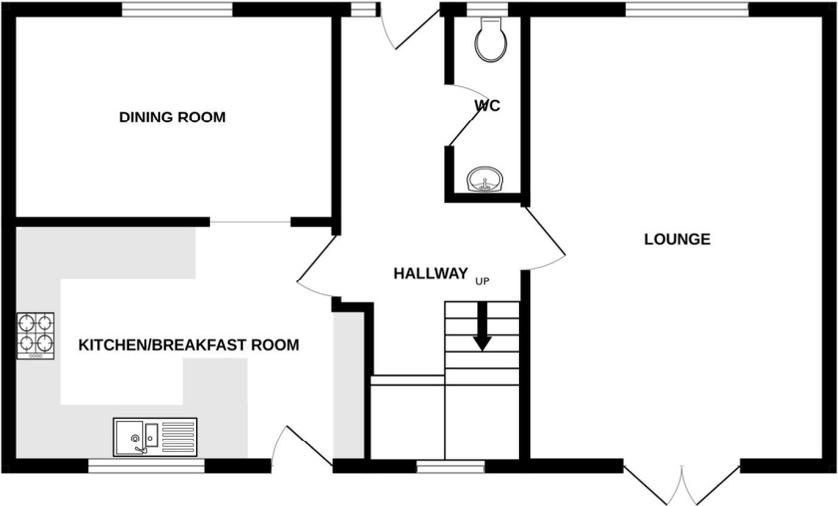
Freehold - with vacant possession upon completion. Newton Fallowell recommend that purchasers satisfy themselves as to the tenure of the property and we would recommend that they consult a legal representative such as a Solicitor appointed in their purchase.

## Note

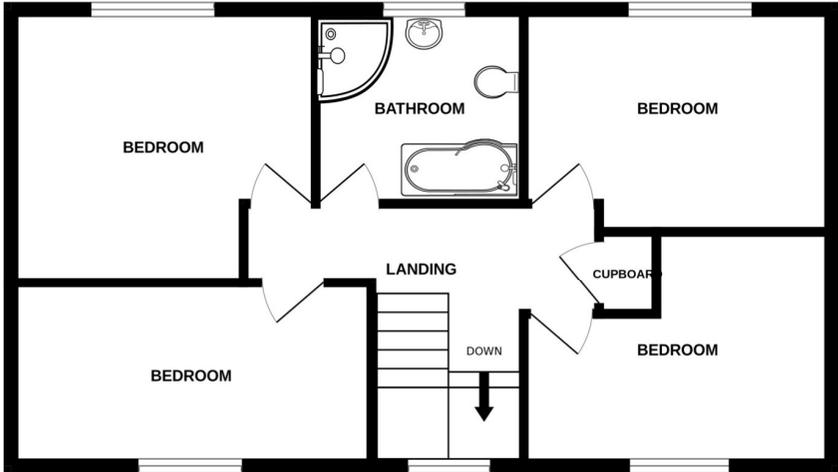
The services, systems and appliances listed in this specification have not been tested by Newton Fallowell and no guarantee as to their operating ability or their efficiency can be given. Anti-Money Laundering Regulations – Intending purchasers will be required to provide identification documents via our compliance provider, Coadjute, at a cost of £45 plus VAT per transaction. This will need to be actioned at the offer stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.



GROUND FLOOR  
596 sq.ft. (55.4 sq.m.) approx.

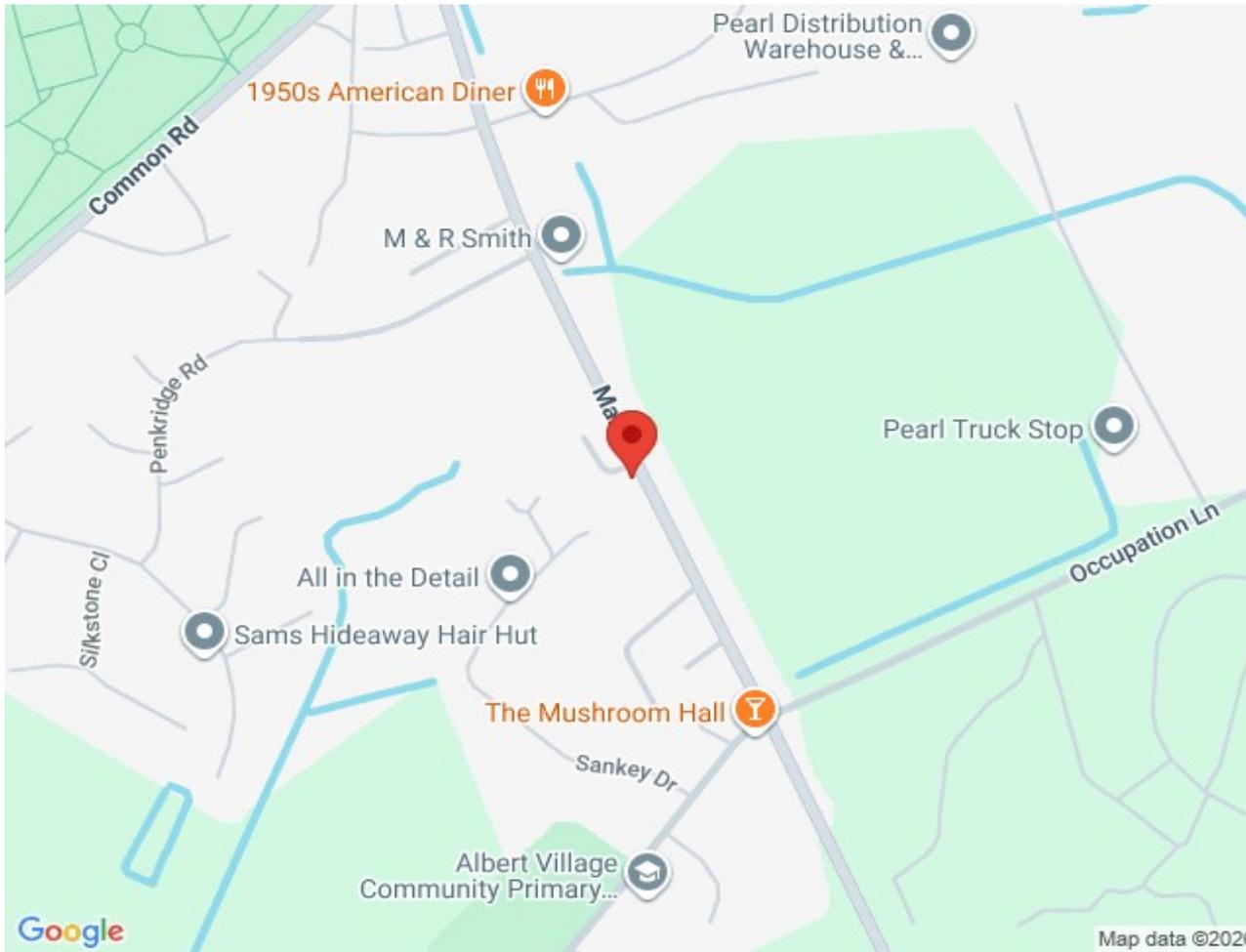


1ST FLOOR  
596 sq.ft. (55.4 sq.m.) approx.



TOTAL FLOOR AREA : 1193 sq.ft. (110.8 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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| Energy Efficiency Rating                           |   |           |
|--|---|-----------|
|  | Current   | Potential |
| <i>Very energy efficient - lower running costs</i> |   |           |
| (92+) <b>A</b>                                     |   |           |
| (81-91) <b>B</b>                                   |   |           |
| (69-80) <b>C</b>                                   | 71  | 77        |
| (55-68) <b>D</b>                                   |   |           |
| (39-54) <b>E</b>                                   |   |           |
| (21-38) <b>F</b>                                   |   |           |
| (1-20) <b>G</b>                                    |   |           |
| <i>Not energy efficient - higher running costs</i> |   |           |
| <b>England &amp; Wales</b>                         | EU Directive 2002/91/EC  |           |
| WWW.EPC4U.COM                                      |   |           |