



Hillside Road, Linton, Swadlincote, DE12

£485,000

Bedrooms: 4 | Bathrooms: 2 | Receptions: 2

Cadley Cauldwell are please to market this immaculately maintained four-bedroom detached home. The home offers comfortable and flexible living spaces, perfectly complemented by an expansive rear garden with the recent addition of a garden room which is fully insulated and has electrics. The garden room could easily be used as a home office/hobby room or gym.

Upon entering, a welcoming Entrance Hall leads to the principal reception areas. The generous Living Room provides an ideal setting for relaxation and social gatherings. A separate Study / Dining Room offers versatility, easily adapting to your lifestyle needs, whether as a dedicated home office, a formal dining space, or a play area. The well-appointed Kitchen forms the heart of the home, supported by a practical Utility Room. Both Kitchen and Utility room are fitted with Quartz worktops. Further enhancing the ground floor is a bright Conservatory, offering a tranquil space overlooking the garden, and a convenient Guest Cloakroom. Karndean flooring has been fitted throughout the ground floor.

Upstairs, the thoughtfully designed layout features four well-proportioned bedrooms. The Master Bedroom benefits from an En-suite Shower Room and a dedicated walk-in wardrobe area. Three additional bedrooms provide comfortable accommodation. A modern recently refitted Family Bathroom serves these rooms.

Externally, the property boasts ample off-street parking for several vehicles at the front, complete with an EV charging point. The extensive, enclosed rear garden, approximately 40 metres long, features a paved patio, a decked area, and large lawned sections, creating a wonderful outdoor haven. Two practical storage sheds and a charming garden room add to the appeal.

Located in Linton, this home enjoys easy access to local amenities and transport links. This property seamlessly combines comfortable interiors with excellent outdoor space.

We recommend an early viewing to fully appreciate the quality and potential of this home. To arrange your appointment contact Cadley Cauldwell on 01283 217251.

Freehold/Council tax: D/EPC: TBC

Entrance Hall - 7'2" x 3' 4" to corner of adjoining room and 10'3" x 11'3" to front of understairs of cupboard.

Living Room - 3.91m x 5.16m (12'10" x 16'11")

Study / Dining Room - 3.3m x 3.1m (10'10" x 10'2")

Kitchen - Approximately 20'5" x 18'7" as a maximum (room tapers).

Utility Room - 3m x 2.01m (9'10" x 6'7")

Conservatory - 3.91m x 1.91m (12'10" x 6'3")

Guest Cloakroom - 1.73m x 0.97m (5'8" x 3'2")

Stairs & Landing - 1.75m x 6.35m (5'9" x 20'10")

Master Bedroom - 3.91m x 3.38m (12'10" x 11'1")

Walk-in Wardrobe area - 1.22m x 1.73m (4'0" x 5'8")

En-suite Shower Room - 2.13m x 1.7m (7'0" x 5'7")

Bedroom Two - 3.33m x 3.53m (10'11" x 11'7")

Bedroom Three - 3.33m x 2.57m (10'11" x 8'5")

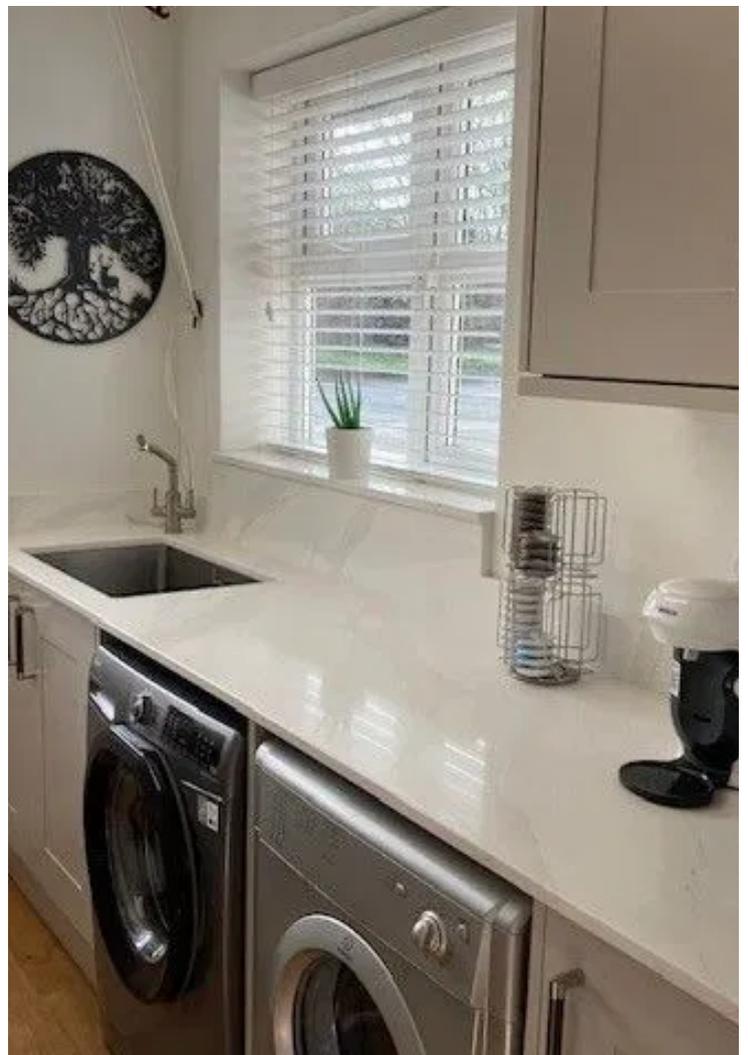
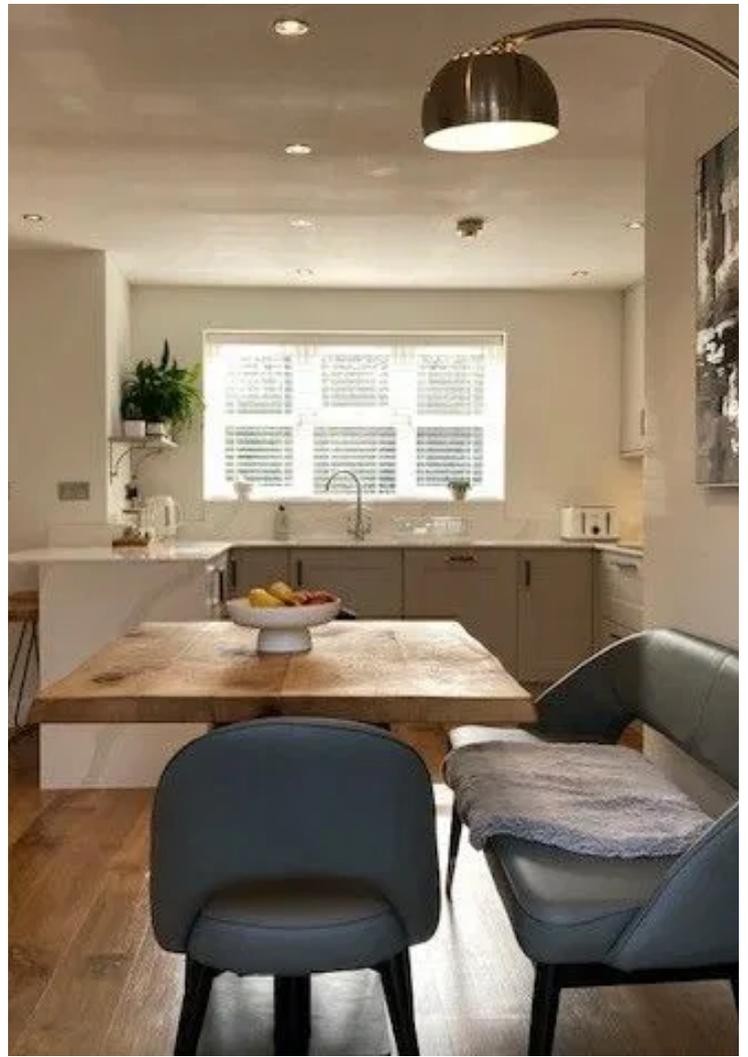
Bedroom Four - 3.3m x 2.62m (10'10" x 8'7")

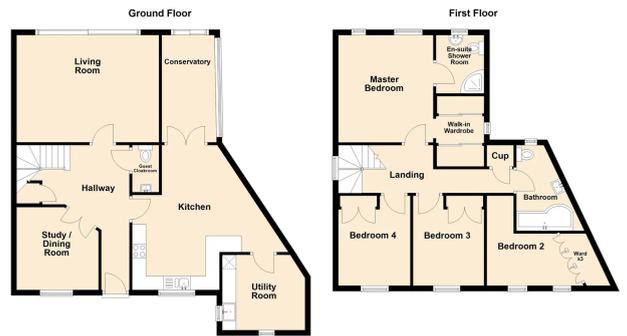
Bathroom - 2.44m x 1.78m (8'0" x 5'10")

To the Front - Forecourt area laid to tarmac providing off-street parking for several vehicles, EV charging point, garden area with decorative railings and miscellaneous shrubs and planting, gated access to side of property.

To the Rear - Good sized enclosed rear garden (approx. 40m long), paved patio / seating area, decked area with stone built raised bed, laid to lawn, low stone built dividing wall leading to further lawned area with feature shrubs. Storage sheds (x2), garden room.







Cadley Cauldwell

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