



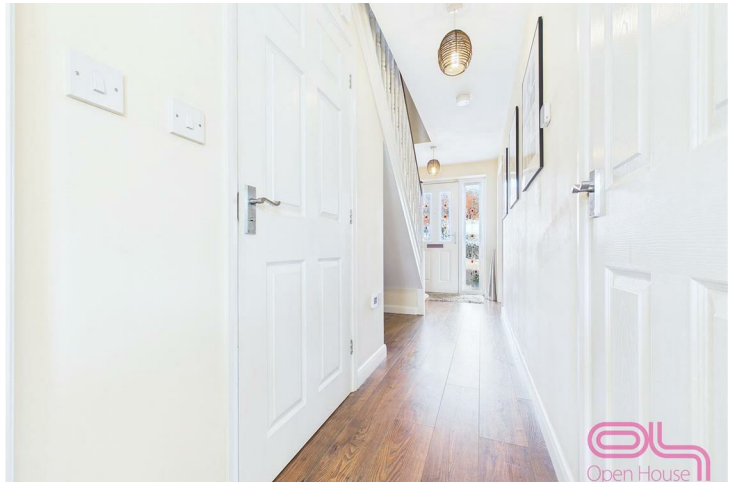


Queen Victoria Drive, Swadlincote, DE11 0LA

Offers Over £350,000

Open House
estate agents





Queen Victoria Drive, Swadlincote, DE11 0LA

Offers Over £350,000

Cul-de-sac - Under floor heating on first floor - Especially spacious
Situated within a highly regarded cul-de-sac location close to Swadlincote town centre, local amenities, schools and excellent commuter links, this spacious four-bedroom detached family home offers versatile living space, a beautifully presented interior and a well-maintained landscaped garden ideal for modern family living.

The property benefits from a generous lounge, an impressive refitted kitchen/diner with integrated appliances opening out into the modern conservatory/sun room, as well as a separate utility room and four genuine double bedrooms. This is an ideal home for growing families. Positioned within easy reach of woodland walks, local schools and transport links including the M42, the home combines practicality with a highly convenient location.

Entrance Hall
The property is entered via a welcoming and spacious hallway with stairs rising to the first floor, useful under-stairs storage and doors leading to the main ground floor accommodation. The hallway creates an excellent first impression and provides access to the downstairs WC.

Lounge
The spacious lounge is positioned to the front of the property and enjoys an abundance of natural light from the attractive bow window. A feature fireplace creates a focal point to the room, making it a comfortable and inviting living space for everyday








family life.

Kitchen/Diner
The heart of the home is the impressive refitted kitchen/diner, fitted with an extensive range of modern wall and base units complemented by quality oak work surfaces. Integrated appliances include fridge, freezer, double oven and gas hob, while the breakfast bar provides additional seating and preparation space. The open-plan layout flows seamlessly into the conservatory, creating an ideal space for entertaining and family gatherings.

Conservatory
Double doors lead through to the conservatory which overlooks the landscaped rear garden, providing an additional reception area that can be enjoyed throughout the year.

Utility Room
Located off the kitchen, the utility room offers matching cabinetry along with space for under-counter appliances and access to both the rear garden and integral garage.

Downstairs WC
Fitted with a low-level WC and wash hand basin.

First Floor Landing
The spacious landing provides access to all four bedrooms, the family bathroom and useful airing/storage facilities.

Master Bedroom
An especially generously sized principal bedroom featuring fitted double wardrobes and access to the en-suite shower room.

En-Suite
Fitted with a shower enclosure, wash hand basin and WC.

Bedroom Two
A further spacious double bedroom benefitting from fitted wardrobes and ample space for additional furniture.

Bedroom Three
Another well-proportioned double bedroom overlooking the rear aspect and benefitting from fitted wardrobes.

Bedroom Four
A versatile fourth bedroom currently offering excellent space for use as a home office, but is equally a good sized bedroom.

Family Bathroom
The family bathroom is fitted with a modern suite comprising bath, separate shower enclosure, WC and wash hand basin, finished in a practical and stylish design.

Outside
To the front of the property is a driveway providing off-road parking and access to the integral garage.

The landscaped rear garden has been thoughtfully maintained and features generous patio seating areas, lawned sections and mature planted borders, creating an attractive outdoor space ideal for relaxing and entertaining.

Location
The property is ideally positioned within easy reach of local amenities, schools and woodland walks













surrounding Swadlincote. Excellent commuter links are nearby including the A444, A511 and M42, providing straightforward access towards Burton upon Trent, Derby, Birmingham and beyond.

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 also be aware that Open House Burton and Swadlincote has not verified the condition of the appliances or the central heating system included in the sale, and buyers are advised to conduct their own assessments before entering into a contract.

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.

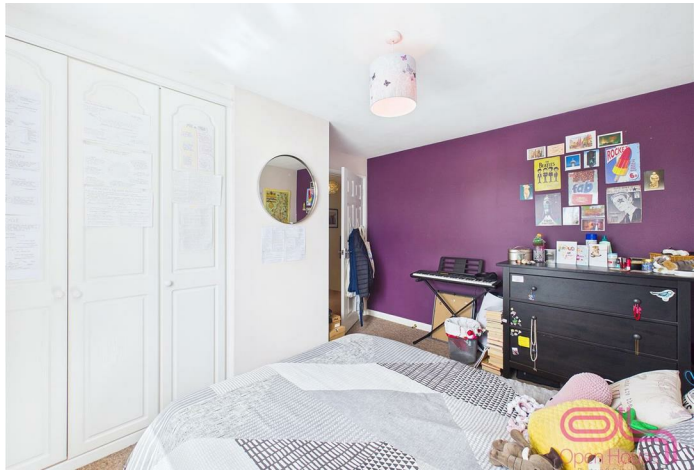






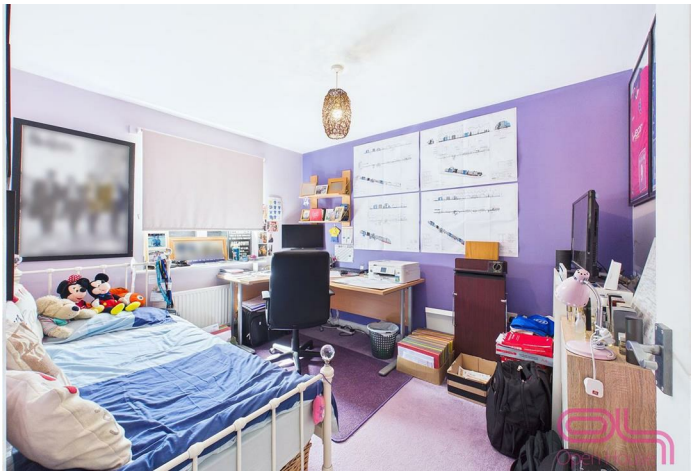



HERE COMES THE SUN







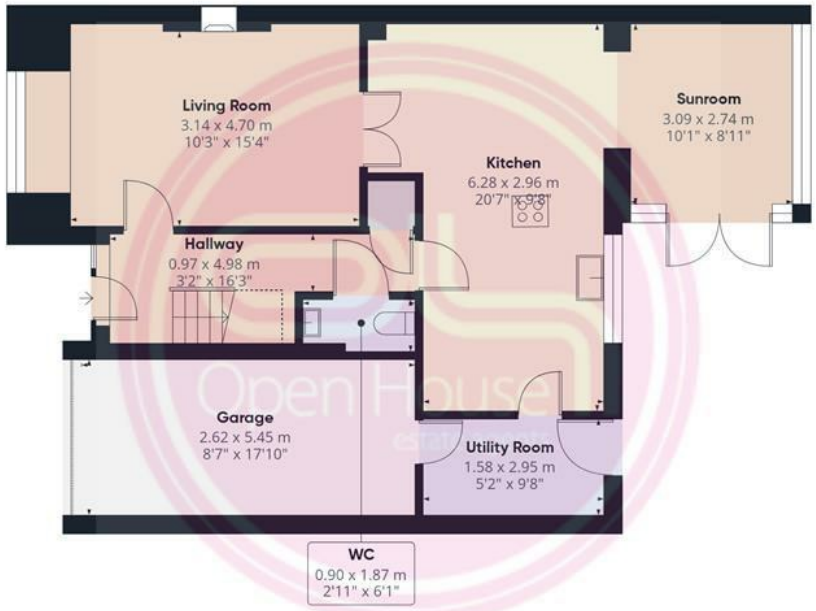




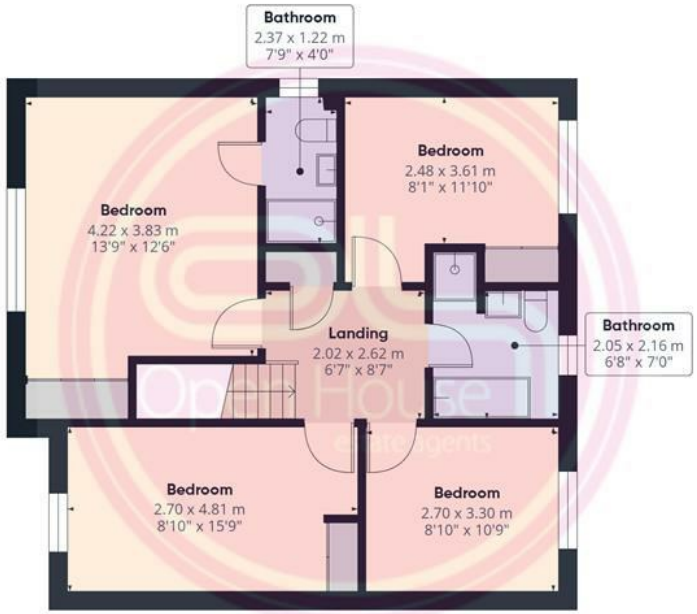








Floor 0



Floor 1

S
E W
N

GLA[1]

140.16 m²

1508.72 ft²

Total

154.32 m²

1661.07 ft²

(1) Finished, above grade

Ext. wall thickness assumed: 15.24 cm/6 in

Reduced headroom

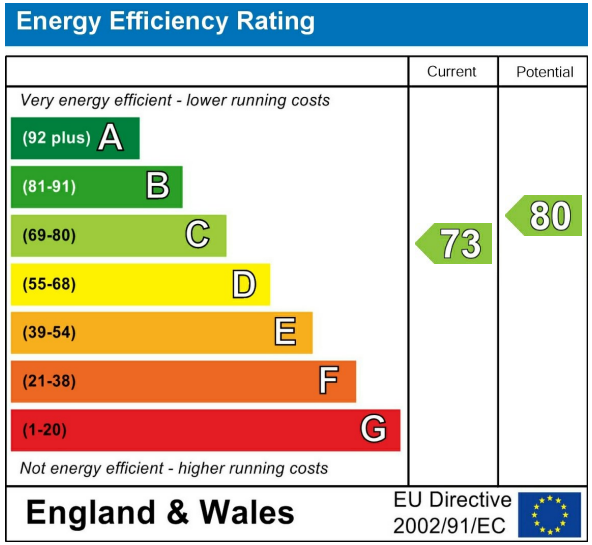
..... Below 1.5 m/5 ft

Areas with headroom below 1.52 m/5 ft are excluded

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

GIRAFFE360

ENERGY PERFOMANCE CERTIFICATE



LOCAL AUTHORITY
South Derbyshire

TENURE
Freehold

COUNCIL TAX BAND
D

VIEWINGS
By prior appointment only

PROPERTY SUMMARY

- Cul-de-sac - Under floor heating on first floor - Especially spacious
- Four double bedrooms
- Spacious lounge with feature fireplace and excellent natural light
- High quality kitchen/diner with integrated appliances and oak worksurfaces
- Conservatory opened into kitchen diner
- Utility room and downstairs WC
- En-suite shower room to the master bedroom
- Integral garage and off-road parking
- Landscaped rear garden with patio seating areas
- Beautifully presented throughout



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