



HOPKINS & DAINTY

ESTATE AGENTS



Suffolk Way, Swadlincote, DE11 9GL

£850 Per month

This open plan, well presented two bedroom house is available to let now in the popular area of Church Gresley, conveniently situated on this quiet road near to all the amenities of Swadlincote.

On entering the ground floor via the entrance hall you are presented with a convenient guest WC and door leading into the bright and spacious open-plan L-shaped living kitchen it is fitted with an electric oven, gas hob and cooker hood and washing machine.

Going upstairs there are two bedrooms, one a spacious double with an attractive Juliet balcony letting in lots of light and a single bedroom, together with a modern shower room featuring a double shower cubicle.

The property benefits from gas central heating, uPVC double glazing and parking to the front.

A useful brick built storage room is also located to the front.

COUNCIL TAX BAND A | EPC GRADE C | UNFURNISHED

Driveway

Parking space for one car and shared visitor space with useful brick built storage shed and black contemporary door leading to the Entrance Hall.

Entrance Hall

With radiator and door leading to guest W.C and open plan living, dining kitchen.

Guest WC.

Two piece suite with radiator and extractor fan.

Living/Dining Kitchen 16'6" x 16'6" (5.05 x 5.04)



Open Plan living/ dining kitchen with matching base and wall cupboards, attractive black work surfaces, stainless steel one and a half basin sink and built in electric oven, gas hob and extractor fan. Washing machine, black ceramic flooring and central Heating radiators. Window to front aspect, grey carpeting in the living/ dining area.

Bedroom 1 12'8" x8'8" (3.87 x2.65)



Spacious double bedroom with Juliet balcony to front aspect, radiator and grey carpet.

Bedroom 2 7'8" x 6'9" (2.35 x 2.06)



Single bedroom with window to front aspect, central heating radiator and grey carpet.

Bathroom 6'9" x 4'7" (2.06 x 1.40)

Three piece suite comprising shower, wash hand basin and WC. With an extractor vent.

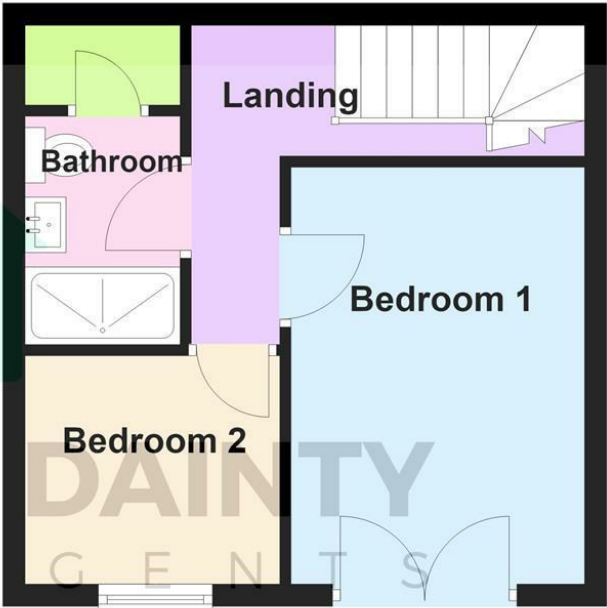
Ground Floor

Approx. 26.7 sq. metres (287.6 sq. feet)



First Floor

Approx. 25.5 sq. metres (274.0 sq. feet)



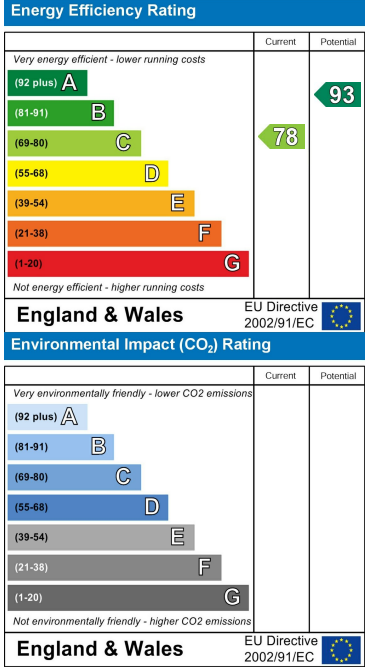
Total area: approx. 52.2 sq. metres (561.6 sq. feet)

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Plan produced using PlanUp.

Area Map



Energy Efficiency Graph



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