



## Top Meadow, Midway, Swadlincote, DE11 0XG

Guide Price £270,000-£280,000

**Bedrooms: 3 | Bathrooms: 1 | Receptions: 1**

**Well-Presented Three-Bedroom Detached Home | Quiet Cul-de-Sac Location | Conservatory, Garage & Driveway | No Onward Chain**

Situated within a quiet cul-de-sac in Midway, Swadlincote, this well-maintained three-bedroom detached home offers comfortable and flexible living space, excellent parking provision, and a private rear garden – all available with the added benefit of no onward chain.

The property is approached via a driveway providing off-street parking and access to the single garage, with a pleasant front garden creating an inviting first impression.

Once inside, the welcoming hallway leads to a spacious lounge, ideal for everyday living and relaxing evenings. To the rear, a bright and versatile conservatory extends the living space further, offering an excellent spot for dining, entertaining, or simply enjoying views of the garden throughout the year. A separate dining room provides additional flexibility, whether required for family meals, home working, or play space.

The fitted kitchen is well laid out for practical use and completes the ground floor, alongside a convenient downstairs WC.

Upstairs, the property offers three well-proportioned bedrooms, including two doubles, all bedroom benefitting from fitted storage. A family bathroom serves the accommodation.

Outside, the rear garden is private and enclosed, featuring a combination of patio and lawn areas, making it ideal for outdoor dining, gardening, or relaxation, with additional storage provided by a shed and greenhouse. Side access adds further convenience.

Located in the sought-after area of Midway, the property enjoys easy access to local amenities, nearby schools, countryside walks, and transport links to Burton upon Trent and surrounding areas.

This home will appeal to a range of buyers including families, downsizers, and those seeking a straightforward purchase. Viewing is highly recommended.

Contact CADLEY CAULDWELL on 01283 217251 to arrange your viewing today!

**Council Tax Band B / EPC Rating D / Freehold**

Hallway - 1.85m x 0.94m (6'1" x 3'1")

Lounge - 4.52m x 4.09m (14'10" x 13'5")

WC - 1.65m x 0.94m (5'5" x 3'1")

Dining Room - 3m x 2.36m (9'10" x 7'9")

Kitchen - 2.97m x 2.36m (9'9" x 7'9")

Conservatory - 3.28m x 3.18m (10'9" x 10'5")

Landing - 2.64m x 1.32m (8'8" x 4'4")

Bedroom One - 3.91m x 3.2m (12'10" x 10'6")

Built in wardrobe

Bedroom Two - 3.2m x 3.15m (10'6" x 10'4")







## **Cadley Cauldwell**

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