



Tuncliffe Court, Swadlincote



£285,000

 4  2  2

Key Features

- Modern Detached Family Home
- Pleasant Cul De Sac Location
- Immediate Vacant Possession
- Great Potential Throughout
- Upvc Double Glazing & Gas Fired Central Heating
- Pleasant Enclosed Rear Garden
- EPC rating C
- Freehold





Newton Fallowell are pleased to be able to offer for sale this well proportioned four bedrooned detached family home located within a pleasant cul de sac and offering a generous garden plot. In brief the accommodation comprises: - entrance hall, good sized lounge with archway through to dining room, breakfast kitchen, utility room and guest cloak room. On the first floor a landing leads to four bedrooms, the master bedroom having an en-suite shower room and there is a modern well equipped family bathroom. Outside to the front a driveway provides access to a garage and there is a small mainly lawned fore garden. To the rear is a pleasant enclosed garden offering good privacy and of a generous size.

Accommodation In Detial

Open Canopied Entrance

having quarry tiled floor and door leading to:

Entrance Hall

having staircase rising to first floor, one central heating radiator, fitted smoke alarm and thermostatic control for central heating.

Front Reception Room 4.06m x 4.07m (13'4" x 13'5")

having Upvc double glazed window to front elevation, one central heating radiator, feature fireplace with marble backplate and hearth together with inset living flame gas fire, useful understairs storage cupboard and archway leading through to:

Dining Room 2.77m x 2.45m (9'1" x 8'0")

having Upvc double glazed window to rear elevation and one central heating radiator.



Breakfast Kitchen 2.77m x 3.57m (9'1" x 11'8")

having a good range of pine effect base and eye level units with complementary rolled edged working surfaces, gas hob with electric double oven under and extractor over, stainless steel sink and draining unit, plumbing for dishwasher, Upvc double glazed window to rear elevation and one central heating radiator.

Utility Room 1.55m x 1.54m (5'1" x 5'1")

having plumbing for washing machine, range of fitted wall mounted units, central heating time control and half obscure Upvc double glazed door to rear elevation.

Guest Cloak Room

having low level wc, pedestal wash basin, one central heating radiator and obscure Upvc double glazed window to side elevation.

On The First Floor

Landing

having access to loft space and fitted smoke alarm.

Master Bedroom

having Upvc double glazed window to front elevation, one central heating radiator and overstairs airing cupboard.

En-Suite Shower Room

having quadrant shower enclosure with thermostatically controlled shower, pedestal wash basin, push button wc, one central heating radiator, obscure Upvc double glazed window to front elevation and low intensity spotlights to ceiling.

Bedroom Two 2.86m x 3.41m (9'5" x 11'2")

having Upvc double glazed window to rear elevation, one central heating radiator.

Bedroom Three

having Upvc double glazed windows to front and side elevations and one central heating radiator.



Bedroom Four 2.63m x 2.65m (8'7" x 8'8")

having Upvc double glazed window to rear elevation and one central heating radiator.

Bathroom

having modern white suite comprising panelled bath with mixer taps and thermostatically controlled shower over together with glazed screen, low level wc with concealed cistern, vanity wash basin with cupboards under, extensive tiling complement around bath and further walls, vertical chrome central heating radiator, obscure Upvc double glazed window to rear elevation, underfloor heating and fitted extractor vent.

Outside

To the front of the property a mainly lawned fore garden with an adjacent driveway providing ample parking and leading to an attached garage with up and over door, electric, light and power. To the rear is a generous private enclosed garden well screened and featuring mainly lawned areas,



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

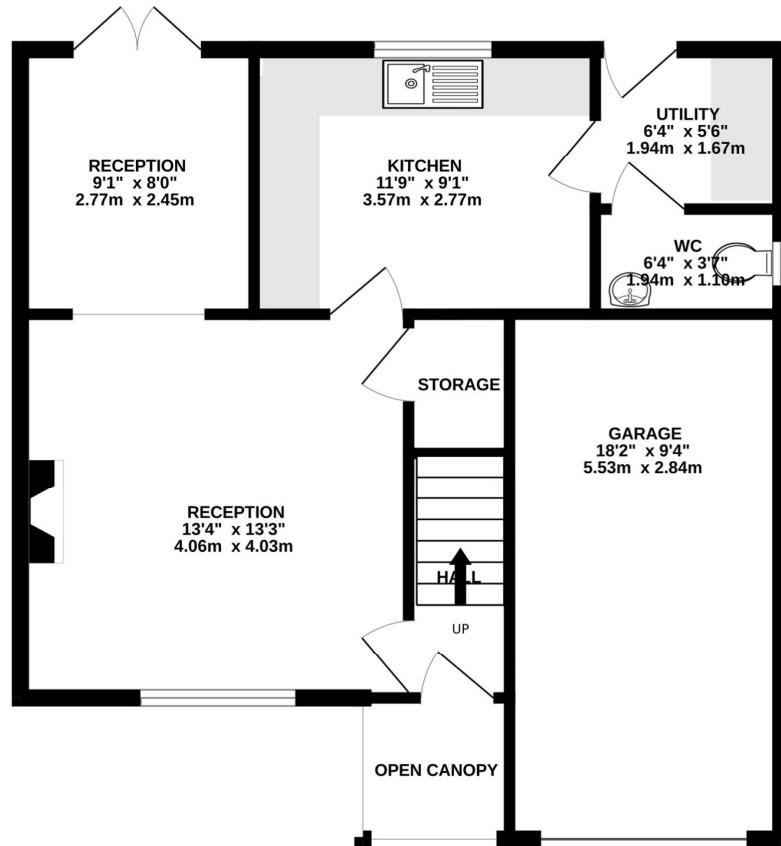
Freehold - with vacant possession upon completion. Newton Fallowell recommend that purchasers satisfy themselves as to the tenure of the property and we would recommend that they consult a legal representative such as a Solicitor appointed in their purchase.

Note

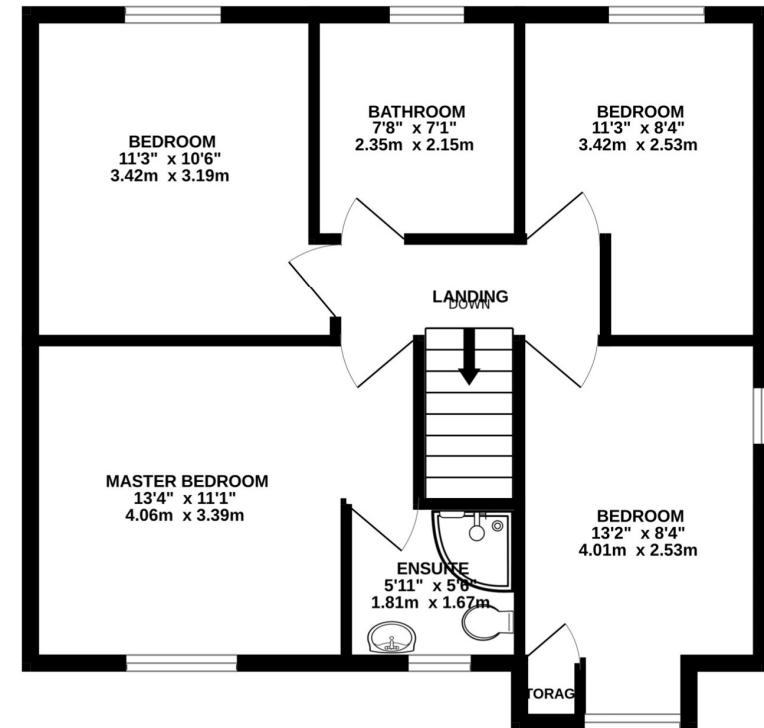
The services, systems and appliances listed in this specification have not been tested by Newton Fallowell and no guarantee as to their operating ability or their efficiency can be given. Anti-Money Laundering Regulations – Intending purchasers will be required to provide identification documents via 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
649 sq.ft. (60.3 sq.m.) approx.



1ST FLOOR
572 sq.ft. (53.1 sq.m.) approx.



TOTAL FLOOR AREA : 1221 sq.ft. (113.4 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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