



Hunt Way, Swadlincote, Derbyshire



4



3



2

£350,000



Key Features

- Detached Family Home
- Four Double Bedrooms
- Master & Second Bedroom With En-Suites
- High Specification Throughout
- Large Reception Areas
- Integral Garage
- EPC rating C
- Freehold





Newton Fallowell are pleased to be able to offer for sale this immaculately presented four bedroomed detached family home benefitting from high specification throughout and having an immaculately landscaped front and rear gardens. In brief the accommodation comprises: - entrance hall, guest cloak room, lounge, dining room, dining kitchen, utility room and on the first floor a landing leads to master bedroom with en-suite, second bedroom with en-suite, two further double bedrooms and family shower room.



Accommodation In Detail

Frosted composite double glazed door with frosted Upvc double glazed side panel leading to:

Entrance Hall

having staircase rising to first floor, doorbell chime, thermostat for central heating, one central heating radiator and wood effect laminate flooring.

Lounge 3.55m x 5.8m (11'7" x 19'0")

having media points, two central heating radiators, wood effect laminate flooring, Upvc double glazed bay window to front elevation with built-in solid wood shutters and glazed solid oak double doors leading through to:

Dining Room 3m x 3.15m (9'10" x 10'4")

having media points, wood effect laminate flooring, one central heating radiator and Upvc double glazed patio doors leading out to rear elevation.

Dining Kitchen 3.31m x 4.85m (10'11" x 15'11")

having range of high gloss base and wall mounted units, square edged granite effect working surfaces, space saving pan cupboard, matching upstands, four ring Neff induction hob with extractor over, glass splashback, Bosch oven, integrated



Neff dishwasher, composite sink and drainer with chrome mixer tap, under counter lighting, down lighters, space for fridge/freezer, space for dining table, wood effect laminate flooring, one central heating radiator, Upvc double glazed window to rear elevation and Upvc double glazed door leading out to rear patio.

Utility Room 2.36m x 1.57m (7'8" x 5'2")

having base level storage cupboards, granite effect work surface, stainless steel sink and drainer with chrome mixer tap, space for washing machine, aqua panelled splashback, media points, wood effect laminate flooring, one central heating radiator and Upvc double glazed window to side elevation.

Guest Cloak Room 0.79m x 1.66m (2'7" x 5'5")

having low level wc, space saving pedestal wash basin with chrome taps, tiled splashback, extractor fan, wood effect laminate flooring and one central heating radiator.

On The First Floor

Landing

having carpet to floor, access to loft space, one central heating radiator and built-in storage cupboard housing hot water cylinder.

Master Bedroom 3.62m x 3.9m (11'11" x 12'10")

having built-in triple wardrobe, built-in storage overstairs, carpet to floor, one central heating radiator and Upvc double glazed window to front elevation with built-in solid wood shutters.

En-Suite 1.8m x 1.96m (5'11" x 6'5")

having low level wc, vanity wash basin with chrome mixer tap, walk-in shower cubicle with chrome thermostatic shower over, fully aqua panelled, light-up mirror, shaver point, extractor fan, down lighters, built-in storage cupboard, chrome heated towel radiator and frosted Upvc double glazed window to front elevation.



Bedroom Two 3.57m x 3.28m (11'8" x 10'10")

having built-in double wardrobe, carpet to floor, one central heating radiator and Upvc double glazed window to front elevation with built-in solid wood shutters.

En-Suite 2.05m x 1.47m (6'8" x 4'10")

having low level wc, vanity wash basin with chrome mixer tap, walk-in shower cubicle with chrome waterfall shower and hand held shower, fully aqua panelled, light-up wall mounted mirror, shaver point, extractor fan, down lighters, chrome heated towel radiator and frosted Upvc double glazed window to side elevation.

Bedroom Three 2.54m x 3.88m (8'4" x 12'8")

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

Bedroom Four 3.08m x 2.51m (10'1" x 8'2")

having carpet to floor, media points, one central heating radiator and Upvc double glazed window to rear elevation.

Shower Room 2.26m x 2.3m (7'5" x 7'6")

having low level wc, large vanity wash basin with chrome mixer tap, double walk-in shower cubicle with glass sliding door, chrome hand held shower and chrome waterfall thermostatic shower, fully aqua panelled, shaver point, extractor fan, own lighters, chrome heated towel radiator and frosted Upvc double glazed window to rear elevation.

Outside

To the rear of the property is a fully enclosed garden with a large porcelain paved patio area ideal for entertaining, good sized artificial turfed area, a further seating/decked area, fishpond, paved path leads to the front. To the side there is space for storage. To the front there is a large block paved area providing parking for several vehicles and leads to the front door and garage.

Garage 2.37m x 4.78m (7'10" x 15'8")

having power and lighting, storage shelving consumer unit for electrics, gas fired central heating boiler and electric roller shutter door.



Services

All mains services are believed to be connected to the property.

Measurement

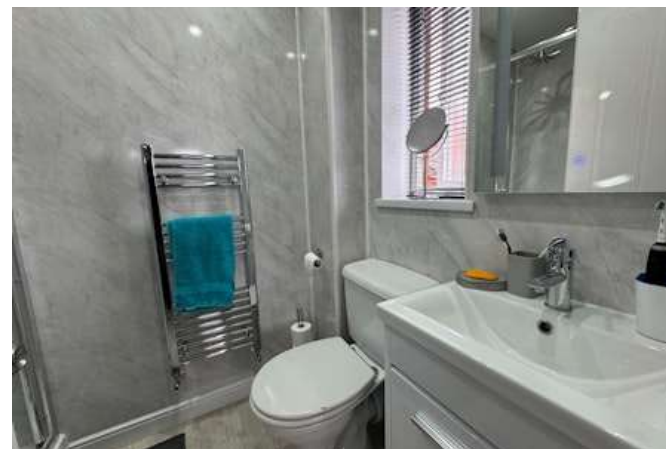
The approximate room sizes are quoted in metric. The imperial equivalent is included in brackets.

Freehold

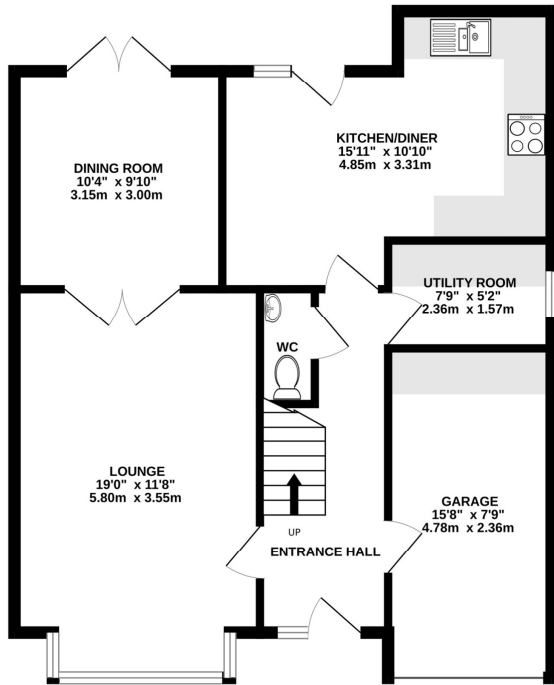
Freehold - with vacant possession upon completion. Newton Fallowell recommend that purchasers satisfy themselves as to the tenure of the property and we would recommend that they consult a legal representative such as a Solicitor appointed in their purchase.

Note

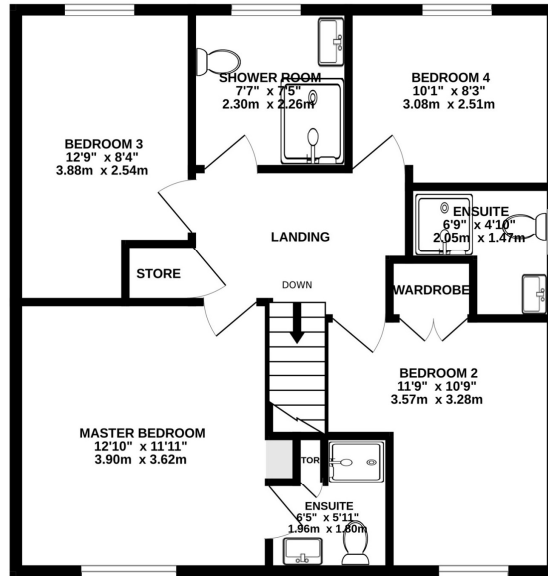
The services, systems and appliances listed in this specification have not been tested by Newton Fallowell and no guarantee as to their operating ability or their efficiency can be given. Anti-Money Laundering Regulations – Intending purchasers will be required to provide identification documents via 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
735 sq.ft. (68.3 sq.m.) approx.



1ST FLOOR
679 sq.ft. (63.1 sq.m.) approx.



TOTAL FLOOR AREA : 1414 sq.ft. (131.4 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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Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) A		
(81-91) B		
(69-80) C	72	76
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	
WWW.EPC4U.COM		