



Rowan Drive, Midway, Swadlincote,
Derbyshire



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£190,000



Key Features

- Well Presented Modern Home
- Attractive Head Of Cul De Sac Location
- Two Good Sized Bedrooms
- Landscaped Garden
- Off Road Parking
- Pleasant & Peaceful Location
- EPC rating B
- Freehold





A well presented modern town house occupying a pleasant and peaceful head of cul de sac location. The property is complemented by tiered landscaped garden together with off road parking for two vehicles. Internally the accommodation comprises: - reception hall, guest cloak room, open plan living kitchen, two bedrooms and bathroom.

Accommodation In Detail

Entrance Hall

Guest Cloak Room

With wc, wash basin, one central heating radiator, tiling to floor and tiling splashback to wash basin.

Open Plan Living Kitchen

featuring:

Kitchen Area 3.21m x 2.19m (10'6" x 7'2")

With stainless steel sink with mixer tap set into a work top with tiled surrounds, washed wood effect fronted base cupboards and drawers, matching wall mounted units, built-in oven with ceramic hob and extractor canopy over, appliance space, window to front elevation and wood effect flooring.

Living Area 4.04m x 3.84m (13'4" x 12'7")

With two central heating radiators and double glazed French doors opening out to the rear garden.

On The First Floor

Landing

leading to:

Master Bedroom 4.04m x 2.48m (13'4" x 8'1")

With one central heating radiator, two windows to rear elevation and built-in wardrobes with sliding doors.

Bedroom Two 4.04m x 2.23m (13'4" x 7'4")

With one central heating radiator, two windows to front elevation and overstairs storage cupboard.

Bathroom

With three piece white suite comprising bath with shower over together with glazed side screen, wc, wash basin, ladder style radiator and tiled walls and floor.

Outside

To the front of the home is a driveway providing parking for two vehicles. To the rear is a landscaped garden set over three levels with paved gravelled and decking areas for ease of maintenance.

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

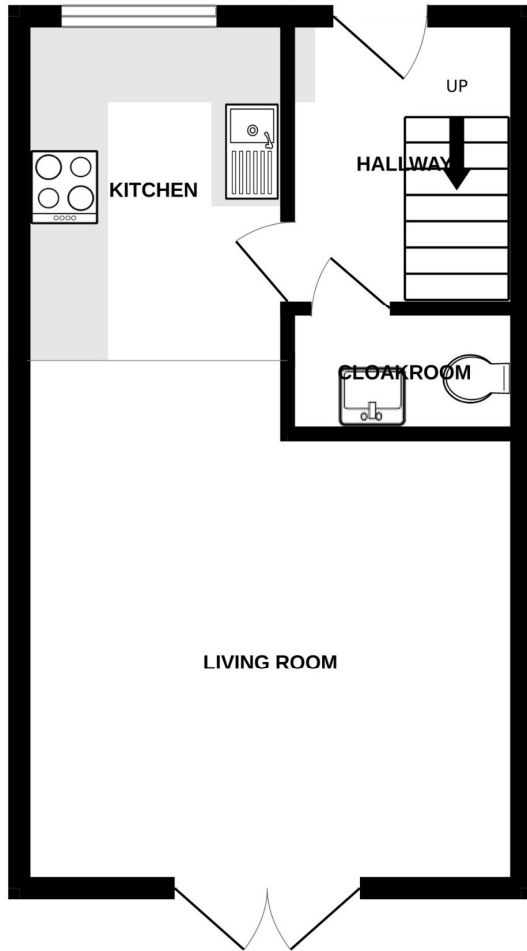
Freehold - with vacant possession upon completion. Newton Fallowell recommend that purchasers satisfy themselves as to the tenure of the property and we would recommend that they consult a legal representative such as a Solicitor appointed in their purchase.

Note

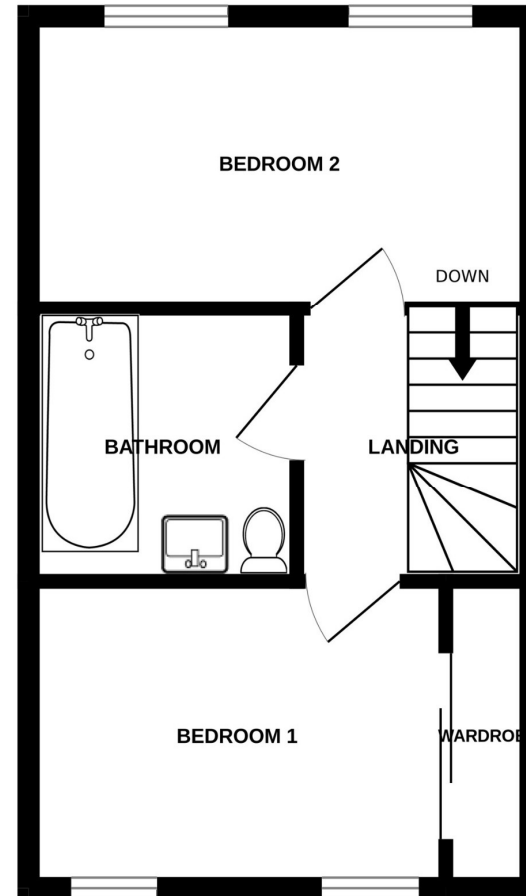
The services, systems and appliances listed in this specification have not been tested by Newton Fallowell and no guarantee as to their operating ability or their efficiency can be given. Anti-Money Laundering Regulations – Intending purchasers will be required to provide identification documents via 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
309 sq.ft. (28.7 sq.m.) approx.



1ST FLOOR
309 sq.ft. (28.7 sq.m.) approx.



TOTAL FLOOR AREA : 617 sq.ft. (57.4 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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