

91 Sandcliffe Road

Midway | DE11 7PJ | Guide Price £375,000

ROYSTON & LUND

- Open Day Saturday 21st November 10:00am
- Four Bedroom Detached Family Home
- Ground Floor Bathroom & Bedroom
- Ample Rear Garden Space
- Council Tax: E // EPC: D
- Guide Price: £375,000 - £400,000
- Spacious Living & Dining Room
- First Floor Family Bathroom
- Close to Numerous Amenities
- Freehold

















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Situated in the popular residential area of Midway, Swadlincote, this attractive four-bedroom detached family home offers an abundance of space and wonderfully versatile accommodation. Generous gardens, multiple reception rooms, a ground-floor bedroom and ample off-road parking make this an excellent choice for growing families.

An attractive arched porch opens into a welcoming entrance hall, setting the tone for the spacious accommodation within. The bright and inviting dining room features a large front-facing bay window, creating an ideal setting for family meals and entertaining. The impressive living room provides plenty of space in which to relax, with wide sliding doors framing views of the garden and allowing the room to flow effortlessly onto the patio.

The fitted kitchen offers an excellent range of cupboard and worktop space, complemented by an external door providing convenient access to the garden. A secondary hallway leads to a practical utility room, a ground-floor shower room and the fourth bedroom. An additional reception space, currently arranged as a home office, adds further flexibility and could be adapted to suit a variety of needs.

Upstairs, there are three well-proportioned bedrooms. Two generous doubles benefit from built-in wardrobes, while the remaining single bedroom would make an ideal child's room, nursery or study. All three are served by a family bathroom fitted with a bath and overhead shower.

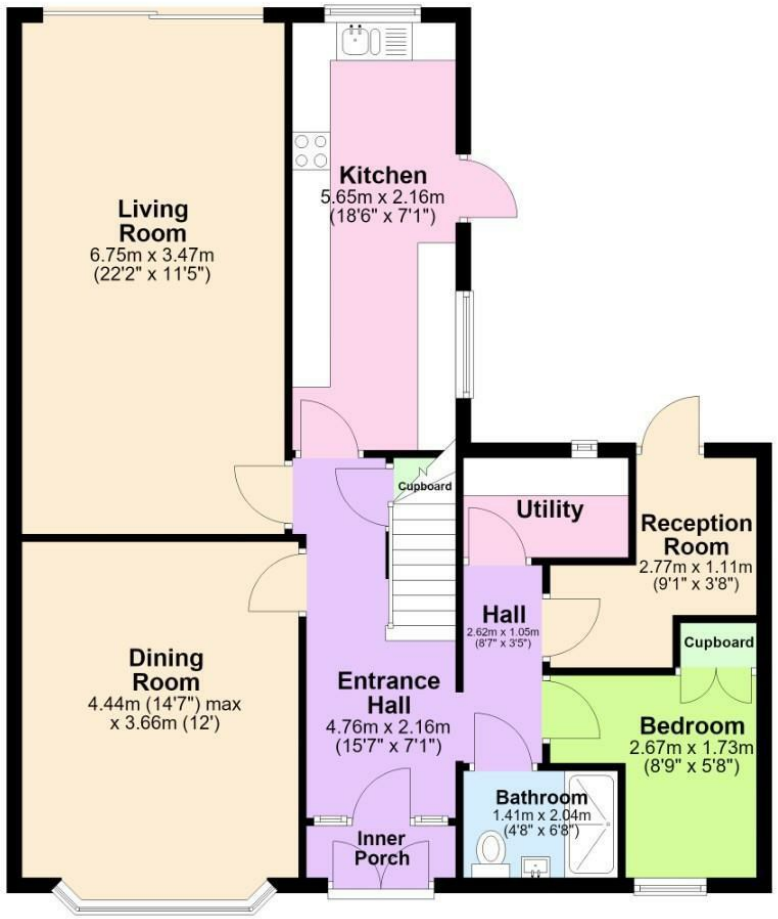
Outside, the substantial rear garden provides an excellent space for both families and keen gardeners. Predominantly laid to lawn, it also features a paved patio for outdoor dining, established planting and a delightful pond. To the front, an extensive driveway complements the attractive frontage and provides off-road parking for several vehicles.

For more information: https://reports.sprift.com/property-report/?access_report_id=5694288

Freehold

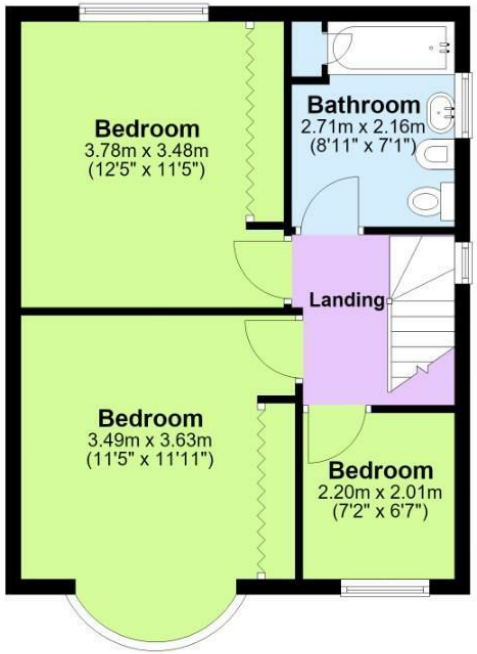
Ground Floor

Approx. 87.1 sq. metres (937.7 sq. feet)



First Floor

Approx. 42.7 sq. metres (459.4 sq. feet)



Total area: approx. 129.8 sq. metres (1397.0 sq. feet)

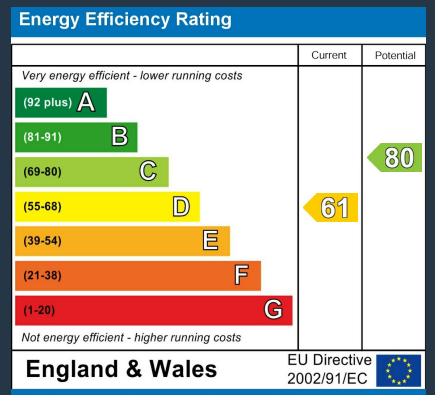
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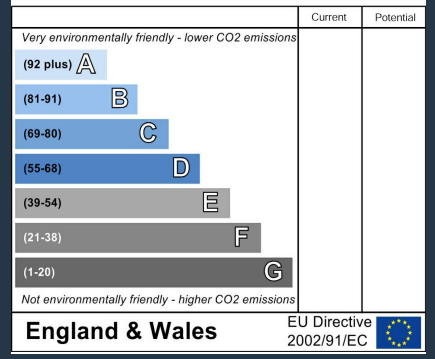
The Property Ombudsman

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EPC





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