



Mason Crescent, Swadlincote,
Derbyshire



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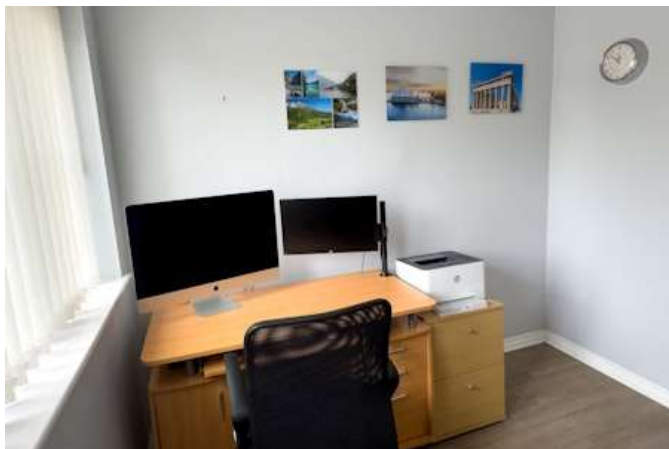
£285,000



Key Features

- Fabulous Detached Home
- Three Bedrooms
- Three Reception Rooms
- En-Suite To Master Bedroom
- Cul De Sac Location
- Beautifully Presented Throughout
- EPC rating TBC
- Freehold





Situated in this lovely position this extremely well presented three double bedroomed detached family home is worthy of an internal inspection in order to appreciate the accommodation on offer. In brief the accommodation comprises: - entrance hall, guest cloak room, large rear sitting room, separate dining room, study, well fitted kitchen, utility and on the first floor a landing leads to the master bedroom with en-suite, two further well proportioned bedrooms and family bathroom. Outside to the front is a deep forecourt providing ample parking and to the rear is a beautifully presented landscaped garden screened well by timber fencing.

Accommodation In Detail

Half obscure double glazed entrance door leading to:

Entrance Hall

having natural stone travertine tiling to floor, one central heating radiator, staircase rising to first floor, smoke alarm and thermostatic control for central heating.

Guest Cloak Room

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

Sitting Room 4.3m x 3.3m (14'1" x 10'10")

having two central heating radiators and Upvc double glazed sliding patio doors opening out to the rear garden.

Re-Fitted Kitchen 2.8m x 3m (9'2" x 9'10")

having a good range of cream base and eye level units with complementary working surfaces, stainless steel sink and draining unit, Upvc double glazed window to rear elevation, Whirlpool electric hob with extractor over, double oven, built-in refrigerator, kickstrip heating, plumbing for washing machine and double glazed door to side elevation.

Dining Room 2.6m x 3.17m (8'6" x 10'5")

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

Study 2.38m x 2.65m (7'10" x 8'8")

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

Large Store/Utility 2.37m x 1.6m (7'10" x 5'2")

having a cupboard housing the recently replaced Worcester Green Star gas fired central heating boiler.

On The First Floor

Landing

having obscure Upvc double glazed window to side elevation, access to loft via retractable ladder, fitted smoke alarm and airing cupboard incorporating lagged hot water cylinder and shelving.

Master Bedroom 3.2m x 3.78m (10'6" x 12'5")

having two double built-in wardrobes, Upvc double glazed window to front elevation and one central heating radiator.

En-Suite Shower Room

having modern contemporary suite comprising shower enclosure with glass and chrome door, wall mounted vanity wash basin with drawer under, low level wc, half tiling complement to walls, full tiling to shower area, fitted shaver point, obscure Upvc double glazed window to front elevation, heated chrome ladder towel radiator and fitted extractor vent.

Bedroom Two 2.7m x 3.76m (8'11" x 12'4")

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

Bedroom Three 2.5m x 3m (8'2" x 9'10")

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



Family Bathroom

having modern white suite comprising panelled bath with mixer tap over, pedestal wash basin, low level wc, obscure Upvc double glazed window to front elevation, fitted extractor vent and one central heating radiator.

Outside

The property enjoys a deep forecourt/driveway providing parking for three/four vehicles. To the rear is an extremely pleasant garden which is well screened by timber fencing and features mature shrubs, good sized decking area, shaped lawns and fruit tree. There is external water and power supply. At the far extent of the garden is a concrete base upon which a shed may be erected.

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.







