



Exeter Close, Midway, Swadlincote,
Derbyshire



3



1



2

£225,000



Key Features

- Dormer Style Home
- Three Bedrooms
- Pleasant Cul De Sac Position
- Open Countryside Views
- Upvc Double Glazing & Gas Fired Central Heating
- Re-Fitted Kitchen & Shower Room
- EPC rating C
- Freehold





Newton Fallowell are pleased to be able to offer for sale this well presented spacious three bedroomed dormer style home located in a very quiet cul de sac on the fringe of open countryside. In brief the accommodation comprises: - entrance hall, good sized sitting room with feature fireplace, re-fitted breakfast kitchen, garden room, round floor re-fitted shower room and on the first floor a landing leads to three well proportioned bedrooms. Outside a driveway to the front provides ample parking and to the rear is a very pleasant garden which is well screened and landscaped.

Accommodation In Detail

Open Canopied Entrance

having obscure Upvc double glazed entrance door leading to>

Entrance Hall 1.97m x 1.56m (6'6" x 5'1")

having obscure Upvc double glazed window to side elevation, one central heating radiator, staircase rising to first floor and fitted smoke alarm.

Reception Room 4.88m x 3.05m (16'0" x 10'0")

having Upvc double glazed bow window to front elevation, one central heating radiator, feature stone fireplace with plinths to either side and coving to ceiling.

Re-Fitted Kitchen 3.67m x 3.18m (12'0" x 10'5")

having a good range of cream fronted base and eye level units with complementary rolled edged working surfaces, four ring gas hob, electric double oven, fitted extractor vent, plumbing for washing machine, polycarbonate sink and draining unit with swan neck mixer tap, integrated fridge/freezer, one central heating radiator, low intensity spotlights to ceiling, useful understairs storage cupboard, full height pantry cupboard and Upvc double glazed French door opening into:

Garden Room 2.93m x 2.87m (9'7" x 9'5")

having Upvc double glazed window to side elevation, Upvc double glazed French doors with double glazed lights to either side, ceramic tiling to floor and one central heating radiator.

Ground Floor Shower Room

having modern white suite comprising quadrant shower enclosure with thermostatically controlled shower, low level wc with concealed cistern, vanity wash basin, range of further cupboards, ceramic tiling to floor and walls, aqua-boarding around shower area, low intensity spotlights to ceiling, obscure Upvc double glazed window to rear and heated ladder towel radiator.

On The First Floor

Landing

having access to loft via retractable ladder and fitted smoke alarm.

Master Bedroom 4.88m x 2.87m (16'0" x 9'5")

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

Bedroom Two 4.45m x 2.37m (14'7" x 7'10")

having Upvc double glazed windows to side and rear elevations, one central heating radiator and cupboard housing fitted Vaillant gas fired central heating boiler.

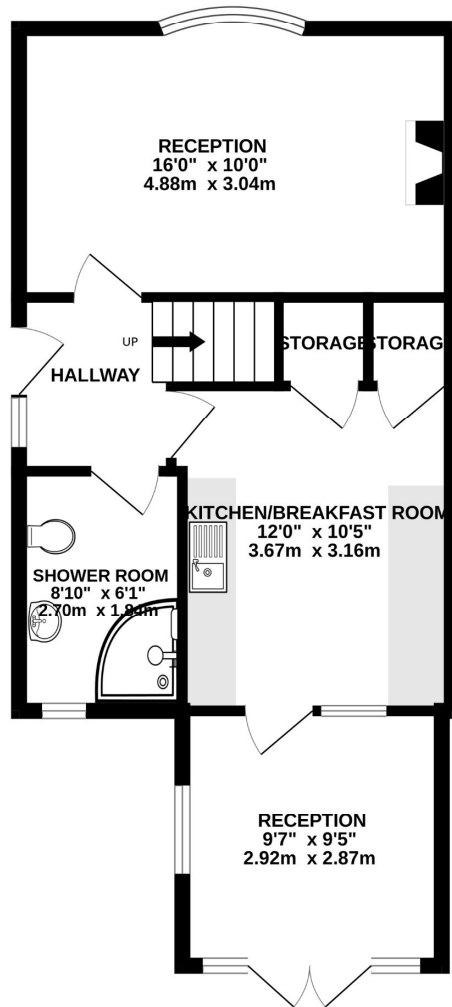
Bedroom Three 2.4m x 2.58m (7'11" x 8'6")

having Upvc double glazed window to rear elevation.

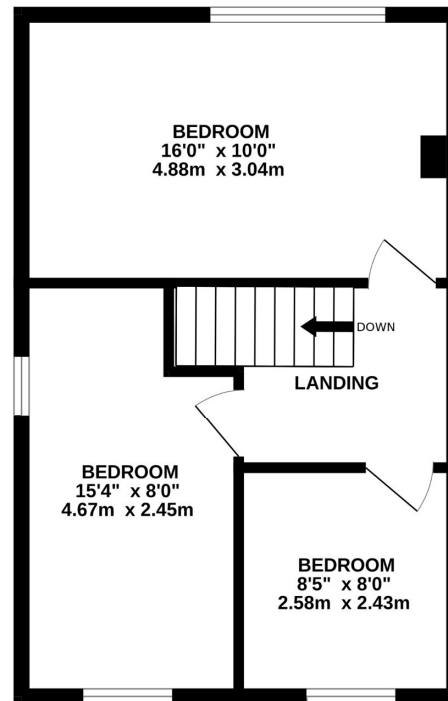
Outside

To the front is a fore garden with shaped lawns and herbaceous borders, there is an adjacent tarmac driveway providing parking. To the rear is a patio area and a lovely landscaped garden with shaped lawns, herbaceous borders, flower beds and pathways leading to two timber sheds.

GROUND FLOOR
493 sq.ft. (45.8 sq.m.) approx.



1ST FLOOR
403 sq.ft. (37.5 sq.m.) approx.



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.

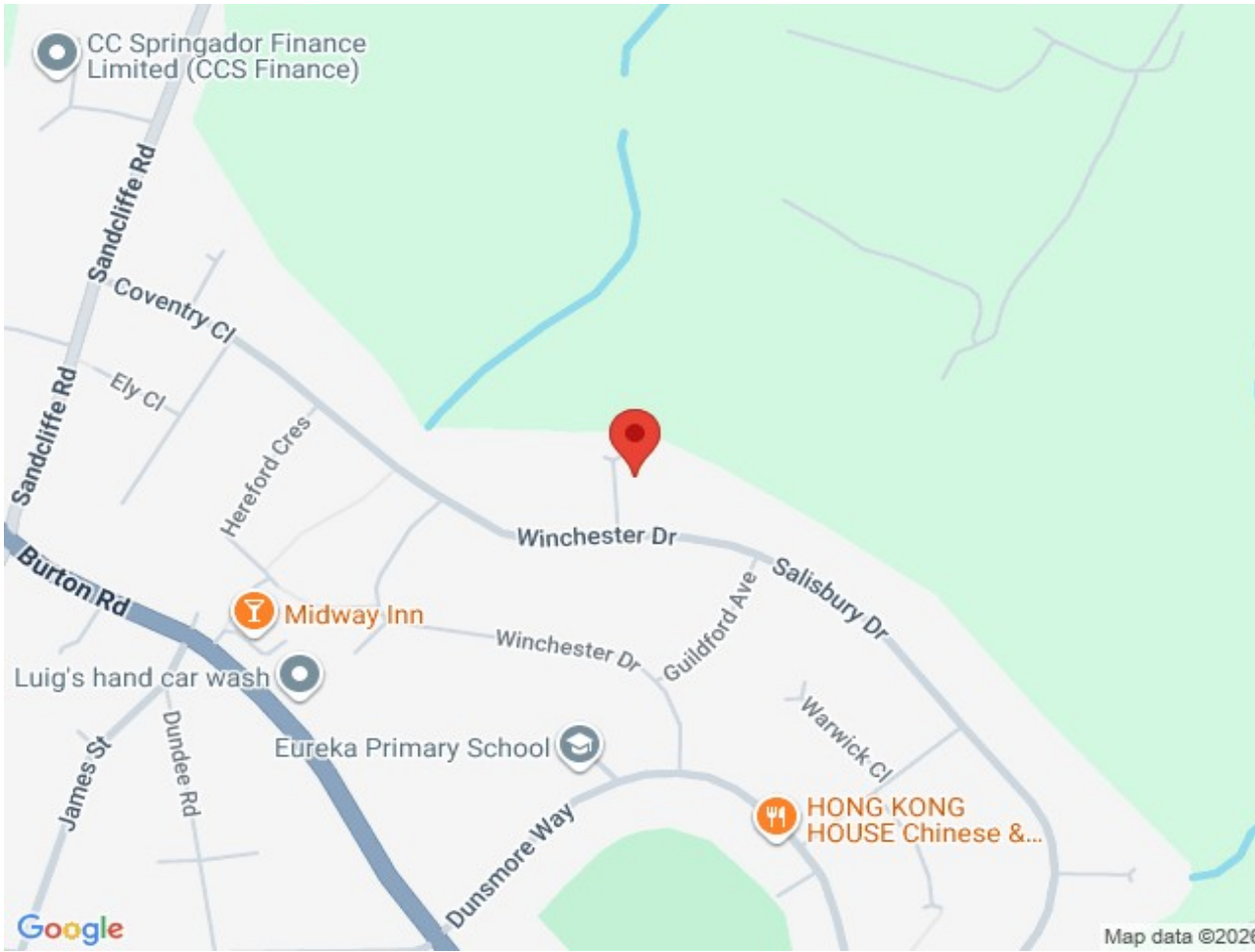
Note

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.

TOTAL FLOOR AREA : 896 sq.ft. (83.2 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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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	70 C	77 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		