



**Burton Road, Midway, Swadlincote, DE11**

**£395,000**

**Bedrooms: 5 | Bathrooms: 2 | Receptions: 2**

Nestled in a sought-after location, this beautifully presented five-bedroom detached home offers spacious and versatile living, complete with picturesque views to the front. Available with no onward chain, this property is ready for its next owners to move straight in.

Upon entering, a welcoming Hallway leads to the heart of the home. The expansive Lounge Diner provides a wonderful space for both relaxation and entertaining, while a separate Snug offers a more intimate setting for quiet evenings. The well-appointed Kitchen/Diner is perfect for family meals and gatherings, complemented by a convenient Utility Room and a practical Cloakroom on the ground floor.

Upstairs, the Landing guides you to five generously sized bedrooms. Bedroom One features an accompanying En-suite with both bath & walk in shower, for added comfort and privacy. Four further bedrooms, Bedroom Two, Bedroom Three, Bedroom Four, and Bedroom Five, offer flexible accommodation options. A contemporary Bathroom serves the remaining bedrooms.

Externally, the property boasts an impressive array of parking solutions, including a Single Garage, a Carport, and a substantial Driveway with a turning circle, providing extensive off-street parking for several vehicles. The Front features mature trees, enhancing its inviting curb appeal. To the Rear, a paved terrace and mature shrubs create a pleasant outdoor space for enjoying the views.

This exceptional home offers a fantastic lifestyle opportunity, combining spacious interiors with excellent outdoor amenities and lovely surroundings. This property benefits from being close to local amenities and commuter links. This home has been lovingly cared for over 45 years by the present owners, with full gas central heating and double glazing fully maintained.

Council Tax Band D/EPC Rating C/Freehold.

Buyers Note: We understand the property is of engineered timber framed construction with brick exterior. En-suite has Saniflow system.

Do not miss the opportunity to make this beautiful house your new home. Contact us today to arrange a viewing!

### Hallway

**Kitchen/Diner** - 5.36m x 2.31m (17'7" x 7'7")

**Utility Room** - 2.16m x 1.88m (7'1" x 6'2")

**Snug** - 2.9m x 2.41m (9'6" x 7'11")

**Lounge Diner** - 6.53m x 3.51m (21'5" x 11'6")

### Cloakroom

**Garage** - 5.94m x 2.9m (19'6" x 9'6")

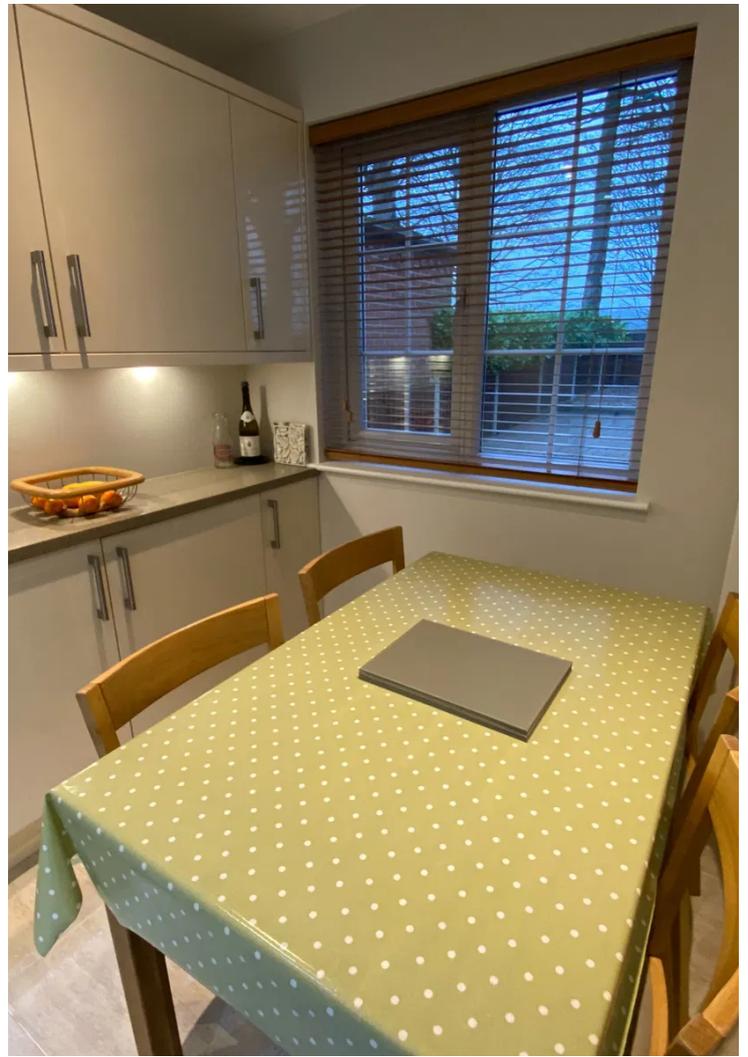
### Landing

**Bedroom One** - 4.75m x 4.47m (15'7" x 14'8")

**En-suite** - 2.92m x 1.75m (9'7" x 5'9") Bath & walk shower.

**Bedroom Two** - 4.93m x 3.53m (16'2" x 11'7")







## **Cadley Cauldwell**

**19 High Street, Swadlincote, Derbyshire**

**01283 217251**

**[enquiries@cadleycauldwell.co.uk](mailto:enquiries@cadleycauldwell.co.uk)**

**<https://www.cadleycauldwell.co.uk/>**