



Rowley Close, Swadlincote, Derbyshire



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£185,000



Key Features

- Well Presented Semi Detached Home
- Two Bedrooms
- Popular & Convenient Residential Location
- Pleasant Enclosed Rear Garden
- Tandem Driveway
- Upvc Double Glazing & Gas Fired Central Heating
- EPC rating C
- Freehold





Situated in this popular and convenient position this well presented two bedroomed semi detached home has been competitively priced for early sale and features well presented accommodation. In brief the accommodation comprises: - open canopied entrance, entrance hall, large open plan living dining kitchen with a good range of fitted units and on the first floor a landing leads to two well proportioned bedrooms, both with built-in storage and a bathroom. Outside to the front is a mainly lawned fore garden and an adjacent tandem double length driveway. To the rear is a very pleasant and enclosed garden enclosed by timber fencing and featuring lawned and patio areas.

Accommodation In Detail

Open Canopied Entrance

having half obscure double glazed entrance door leading to:

Entrance Hall

having staircase rising to first floor and one central heating radiator.

Open Plan Living Dining Kitchen 7.52m x 3.61m (24'8" x 11'10")

featuring:

Living Area 4.77m x 3.61m (15'7" x 11'10")

having quality fitted laminate flooring, one double central heating radiator and Upvc double glazed window to front elevation.

Kitchen Area 2.7m x 3.61m (8'11" x 11'10")

having a lovely array of high gloss white fronted base and wall mounted units with complementary rolled edged black slate effect working surfaces, cupboard housing fitted Veissman gas fired central heating boiler, Upvc double glazed window to rear elevation, half double glazed door to rear, one double central heating radiator, four ring gas hob with electric oven under and extractor over and quality fitted laminate flooring.

On The First Floor

Landing

having access to loft space and large full height storage cupboard.

Bedroom One 3.55m x 3m (11'7" x 9'10")

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

Bedroom Two 2.05m x 3.3m (6'8" x 10'10")

having Upvc double glazed window to rear elevation, one central heating radiator, quality fitted laminate flooring and large full height storage cupboard with shelving and hanging.

Bathroom

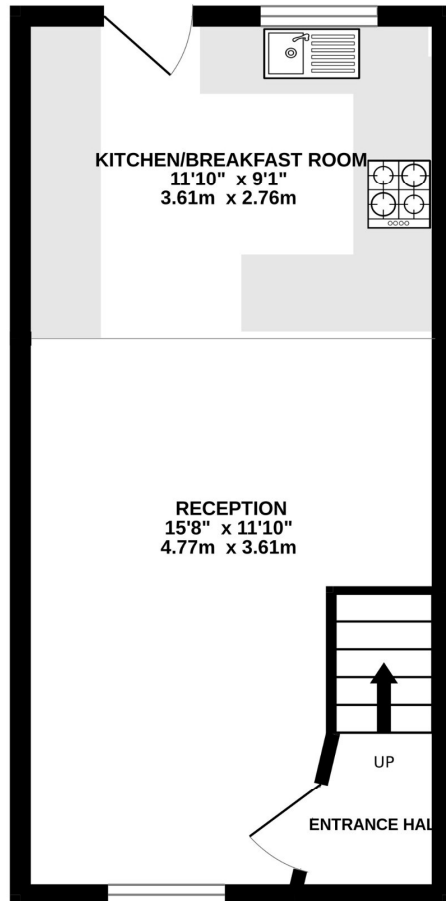
having cream fronted suite comprising panelled bath with shower over, pedestal wash basin, low level wc, obscure Upvc double glazed window to rear elevation, one central heating radiator and fitted shaver point.

Outside

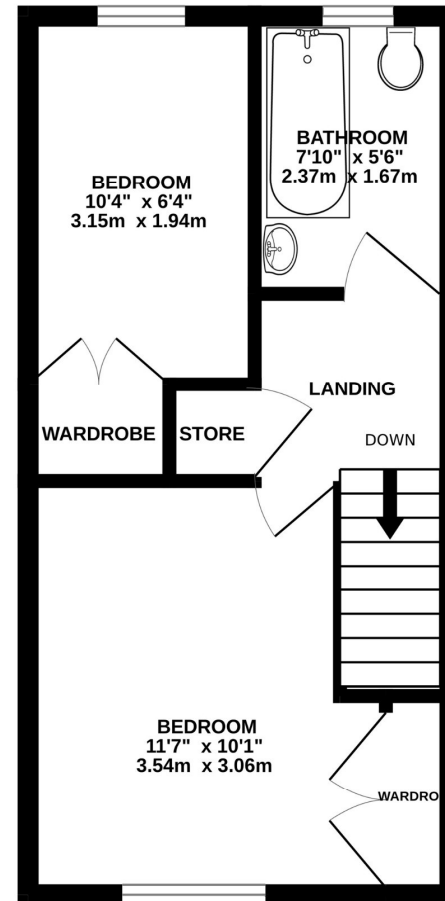
To the front of the home is a lawned fore garden with an adjacent tarmac driveway providing tandem parking for two vehicles. To the rear is a pleasant enclosed garden screened well by timber fencing, there are flagged patio areas with a partly covered area. A shed is erected at the far extent of the garden and the main area of the garden is mainly laid to lawn. There is external power and water supply.



GROUND FLOOR
293 sq.ft. (27.2 sq.m.) approx.

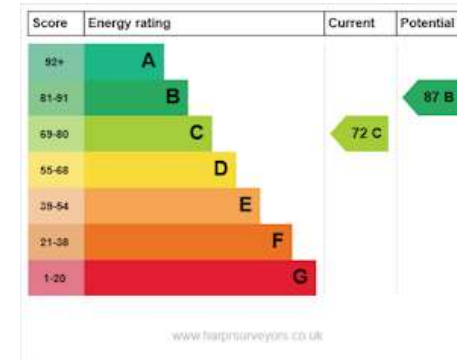
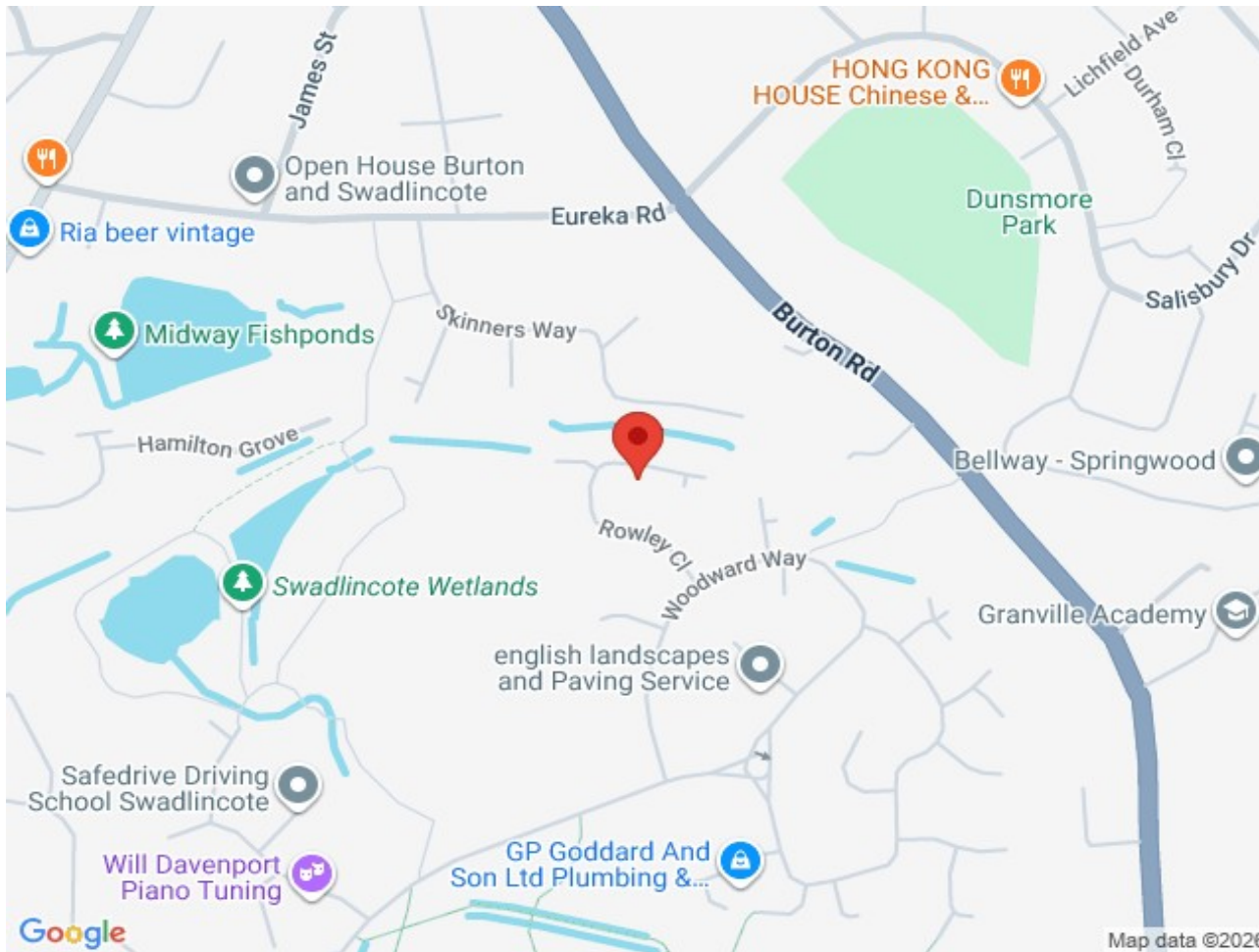


1ST FLOOR
293 sq.ft. (27.2 sq.m.) approx.



TOTAL FLOOR AREA : 585 sq.ft. (54.4 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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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

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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.

