



Valley Rise
Swadlincote

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Property Description

Burchell Edwards are delighted to bring to market this exceptionally well-finished and sizeable 3 bedroom Semi-Detached family home, situated in the popular area of Swadlincote. Conveniently located, the property is well connected to main transport routes in-and-out of Burton-on-Trent and is within a moments' drive of the A38 to Derbyshire/Birmingham in either direction. The property welcomes you with a graveled driveway providing off-road parking whilst also providing an enhanced element of privacy. Along side this, the driveway also provides access to the property's garage providing further off road parking and storage aspect. Internally, the property has been finished to a modernised standard throughout and offers a ground floor consisting of a spacious lounge/diner, a functioning kitchen as well as an additional reception room in the property's conservatory which can be used in a multitude of ways. On the first floor of the property you will be greeted to a landing area that provides access to 2 great sized, double bedrooms, a large single bedroom along with the property's family bathroom which has been finished to a modernised standard. Externally, the rear garden provides a truly peaceful setting which can be thoroughly enjoyed in the warmer months. With a patio slabbed seating area and a generous sized lawn patch, the garden presents a perfect relaxation area with a level of privacy. Viewing of this amazing property is essential!

Entrance Hall

UPVC frosted double glazed window to front elevation, stairs leading to 1st floor, UPVC double glazed frosted door, storage cupboard.

Lounge/Dining Room

UPVC double glazed window to front elevation, two central heating radiators, UPVC double glazed patio door to conservatory.

Kitchen

Fitted with a matching range of base and eye level units with worktop space over, stainless

steel sink unit with mixer tap, fitted electric fan assisted oven, built-in four ring electric hob, UPVC double glazed window to rear aspect, vinyl flooring.

Conservatory

Two windows to side, two windows to rear, vinyl flooring, UPVC double glazed double door to garden.

Landing

Access to three bedrooms and family bathroom.

Bedroom One

UPVC double glazed window to rear elevation, central heating radiator.

Bedroom Two

UPVC double glazed window to front elevation, central heating radiator.

Bedroom Three

UPVC double glazed window to rear elevation, central heating radiator.

Family Bathroom

Fitted with three piece suite comprising, bath with shower over and folding glass screen, vanity wash hand basin with mixer tap and low-level WC, tiled surround, UPVC frosted double glazed window to front elevation, storage cupboard, vinyl flooring.

Front Garden

Front garden mainly laid to gravel parking and access leading to garage.

Rear Garden

Rear garden mainly laid to lawn with paved seating area.









Total floor area 70.3 m² (757 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io



To view this property please contact Burchell Edwards on

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EPC Rating: D Council Tax
 Band: A

Tenure: Freehold

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