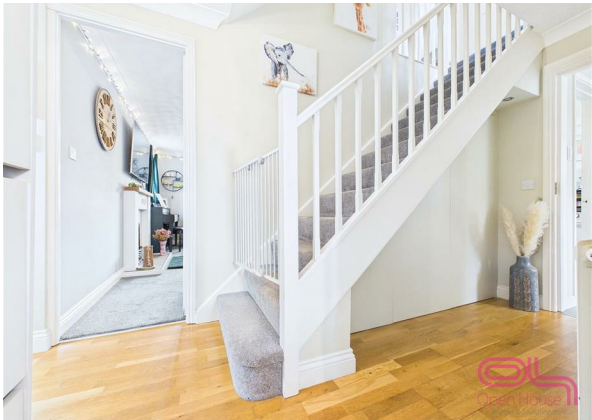


Edgecote Drive, Newhall, Swadlincote, DE11 0LD

£315,000

Council Tax Band: D



We are delighted to present this spacious and well-presented four-bedroom detached family home, occupying a prominent wrap-around corner position with and especially large garden and bags of kerb-appeal.

Offering generous and versatile accommodation, the property includes a welcoming entrance hall, spacious lounge, separate dining room, fitted breakfast kitchen, useful utility room and guest cloakroom. Upstairs are four good-sized bedrooms, including a main bedroom with fitted wardrobes and an en-suite shower room, together with a modern family bathroom.

Outside, the property benefits from an extensive block-paved driveway, integral garage and an attractive enclosed rear garden offering lawned and paved areas ideal for children, entertaining and relaxing outdoors.

Location

Edgecote Drive is situated within an established residential area of Swadlincote, conveniently placed for local schools, shops, leisure facilities and everyday amenities. Swadlincote town centre is within easy reach, while the surrounding road network provides convenient access towards Burton upon Trent, Ashby-de-la-Zouch and the wider Midlands road network.



Open House Burton & Swadlincote

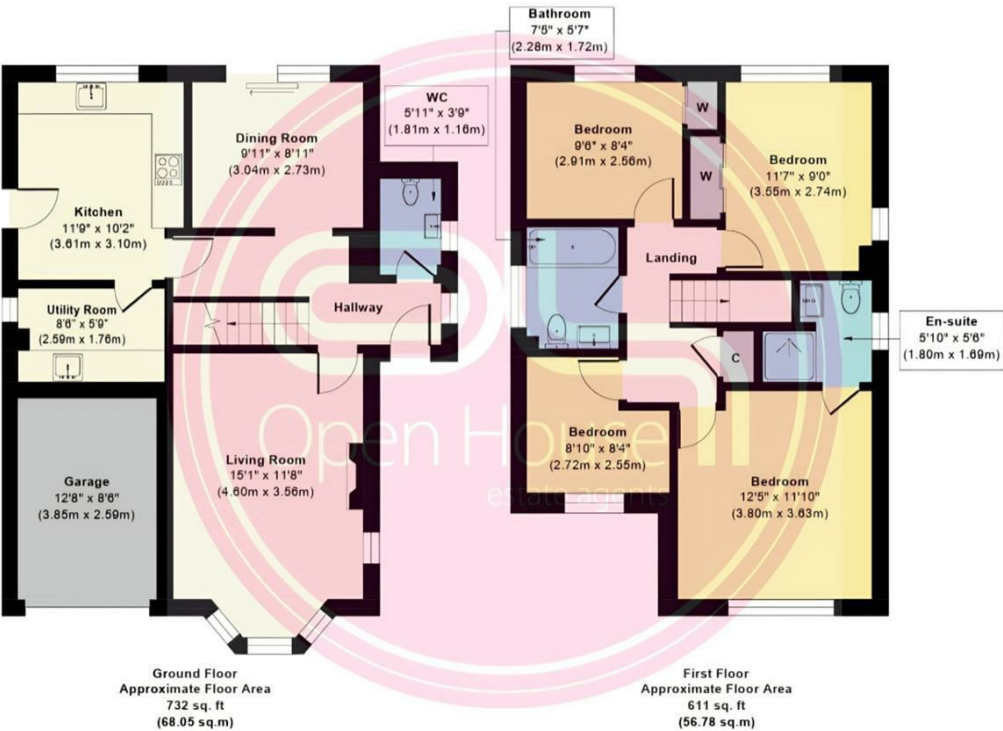
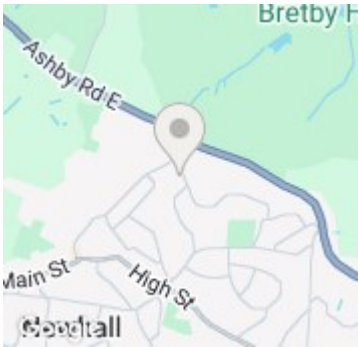


Illustration for identification purposes only, measurements are approximate and not to scale, unauthorized reproduction is prohibited.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		84
(81-91) B		
(69-80) C	70	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	