

Westfield Road Swadlincote DE11

£299,950

Swadlincote

Bedrooms: 3 | **Bathrooms:** 1 | **Receptions:** 1

This detached dormer bungalow, situated on a good-sized plot in a popular residential area and offered with NO ONWARD CHAIN, presents an excellent opportunity for those seeking a home with great potential.

Accessed via an External Porch, the Entrance Hall leads you into the generous Living Room Area, which seamlessly flows into the Dining Area, creating a spacious 26' open-plan lounge/diner perfect for both relaxation and entertaining. Adjacent to this inviting space, a bright Conservatory provides an additional versatile living area, ideal for enjoying the garden views.

The Kitchen offers a practical space for culinary endeavours, complemented by a separate Utility Room for added convenience. The property features three well-proportioned bedrooms, including Bedroom 1 (4.29m x 3.63m), Bedroom 2 (2.26m x 2.59m), and Bedroom 3 (3.51m x 3.45m), providing comfortable accommodation. A well-appointed Wet Room (2.72m x 1.73m) serves the household. The Stairs & Landing area includes a door leading to a loft area, currently used for storage.

Externally, the property benefits from a forecourt area to the front with a brick-built boundary wall, a lawn, mature shrubs, and miscellaneous planting, along with a driveway running alongside the property and gated access to the rear. The good-sized enclosed rear garden is a true highlight, featuring a decked seating area, a decorative gravel area bordered with planting and a low brick-built wall, a block-paved area with a covered arbour, and a dedicated barbeque area. Further raised beds, a poly tunnel, and a paved area leading to a greenhouse offer excellent potential for gardening enthusiasts. A detached single Garage (6.63m x 3.1m) provides ample off-street parking and storage.

Located in the DE11 0BG postcode, this home offers an EPC Rating: TBA and Council Tax Band: C. With its generous plot and flexible living spaces, this property is poised for its next chapter.

Viewing is highly recommended to fully appreciate the potential and lifestyle on offer. To arrange your viewing, contact CADLEY CAULDWELL on 01283-217251.

External Porch - 1.02m x 1.83m (3'4" x 6'0")

Entrance Hall

Living Room Area - 4.29m x 3.66m (14'1" x 12'0")

Dining Area - 3.71m x 3.63m (12'2" x 11'11")

Conservatory - 4.37m x 3.53m (14'4" x 11'7")

Kitchen - 2.69m x 3.61m (8'10" x 11'10")

Utility Room - 2.74m x 1.93m (9'0" x 6'4")

Wet Room - 2.72m x 1.73m (8'11" x 5'8")















Cadley Cauldwell

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