



**Westfield Road, Swadlincote, DE11 0BG**

**£269,000**

**Bedrooms: 3 | Bathrooms: 2 | Receptions: 3**

CADLEY CAULDWELL are delighted to bring to the market this super spacious THREE BEDROOM SEMI-DETACHED home located within a popular road in Swadlincote. Close to schools, bus routes & amenities.

This family home has much to offer with its spacious living room, dining room, kitchen, pantry, additional reception room and downstairs shower room. Upstairs has three double bedrooms, large family bathroom, extensive parking on long driveway, gated side access, enclosed rear garden with patio, lawn, shed, veg patch & mature fruit trees. The home benefits from Double glazing & central heating. A new boiler was installed in 2023 and the property was re-wired in 2023.

**VIEWINGS ARE HIGHLY ADVISED!**

Contact CADLEY CAULDWELL on 01283 217251 to arrange your viewing TODAY!

\*\*Council Tax Band: B / EPC Rating: C / Freehold\*\*

**Hallway** - 4.42m x 0.97m (14'6" x 3'2")

**Kitchen** - 3.56m x 2.9m (11'8" x 9'6")

**Pantry**

**Lounge** - 4.04m x 3.48m (13'3" x 11'5")

**Dining Room** - 3.99m x 3.45m (13'1" x 11'4")

**Study/Reception room** - 3.35m x 2.21m (11'0" x 7'3")

**Downstairs Shower room** - 2.26m x 1.47m (7'5" x 4'10")

Shower Room

**Bedroom One** - 4.01m x 3.28m (13'2" x 10'9")

**Bedroom Two** - 4.01m x 2.97m (13'2" x 9'9")

Built in cupboard

**Bedroom Three** - 3.66m x 3.02m (12'0" x 9'11")

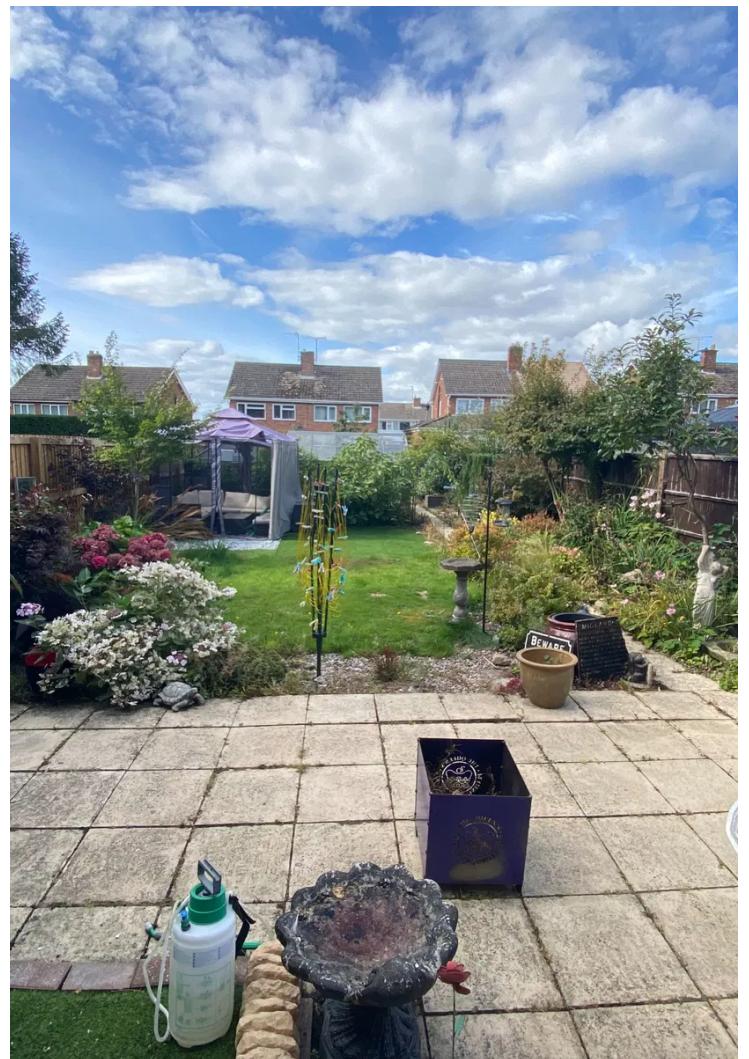
**Family Bathroom** - 2.95m x 2.69m (9'8" x 8'10")

**Front**

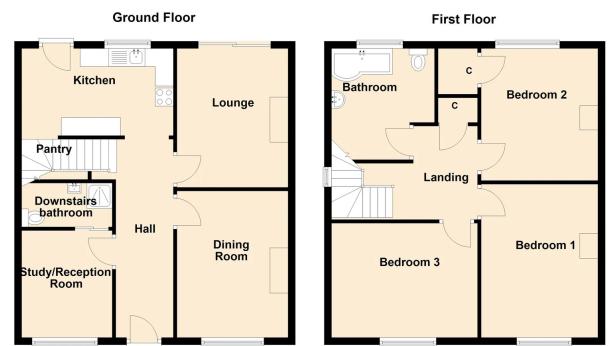
Driveway for several vehicles, mature shrubs. Electrical socket.

**Rear**

Side access gate, patio, garden WC, mature fruit trees, shed with electric. Outside tap and outside electrical socket.







## Cadley Cauldwell

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