Hillside Road

Swadlincote, DE12 6RA

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£265,000

An extended traditional home in a popular village location, offering two reception rooms, breakfast kitchen, utility room, ground floor WC and three double bedrooms. Further benefits include a useful attic room, a private westerly-facing rear garden and a wide block-paved frontage with potential for off-road parking, subject to a dropped kerb.

Offering a wonderful blend of traditional character, generous living space and exciting further potential, this extended semi-detached home occupies a popular village location and provides an appealing setting for family life. The versatile accommodation is arranged over three floors, with two spacious reception rooms, a breakfast kitchen, separate utility room and ground floor WC, complemented by three well-proportioned double bedrooms and a generous family bathroom on the first floor. A particular feature is the excellent attic room, complete with eaves storage and views over the rear garden, offering scope for alternative use subject to the necessary building regulations approval.

Set well back from the road, the property has an attractive full-width block-paved frontage, with side access leading to the rear garden. With the addition of a dropped kerb, there is potential to create formal off-road parking for two to three vehicles.

Stepping inside, an initial reception area with quarry-tiled flooring leads into the main hallway, where a staircase rises to the first floor. Stripped pine doors add character, while a useful ground floor WC is positioned to the left, featuring half-height tongue-and-groove panelling, ceiling coving and a side-facing window.

Leading the hallway are two reception rooms, offering excellent flexibility for family life and entertaining. The extended family and dining room provides ample space for a family dining table and comfortable seating, with two windows overlooking the garden and timber-framed glazed French doors opening directly onto the outside space. The main sitting room features a rustic, cottage-style brick fireplace and chimney breast, with a recess for an electric fire and a gas point for an alternative gas fire.

A connecting door leads through to the breakfast kitchen, which in turn provides access to the rear hallway and utility area. The utility room offers space and plumbing for a washing machine, space for a tumble dryer and additional room for further appliances. A wall-mounted gas combination boiler serves the central heating and hot water. A further door provides convenient access to the garden.

Outside, a gravelled patio with steps leads up to a lovely lawned garden, complemented by planted borders and an excellent degree of privacy. The westerly aspect is a particular advantage, enjoying plenty of afternoon sunshine and providing an appealing space in which to relax or entertain.

To the first floor, the landing features a rear-facing window overlooking the garden below. Cottage-style latch doors lead to three well-proportioned double bedrooms and the family bathroom. The bathroom is particularly generous in size and comprises a WC, wash hand basin and bath with a fully tiled surround, glazed shower screen and electric shower over. A useful storage cupboard completes the accommodation on this floor. A further staircase rises to an excellent attic room, which is carpeted and benefits from eaves storage and a rear-facing window overlooking the garden. This versatile space offers useful additional storage or potential for alternative use, subject to the necessary building regulations approval.

Agents notes: The attic room is currently described as such and should not be considered a formal bedroom. Its use as a bedroom would be subject to obtaining the necessary building regulations approval and completing any alterations required to achieve compliance.

The property is subject to covenants and/or restrictions as detailed within the Title Register. Prospective purchasers are advised to review the relevant entries and seek independent legal advice from their conveyancer regarding their nature, scope and implications.

Tenure: Freehold (purchasers are advised to satisfy themselves as to the tenure via their legal representative).
Please note: It is quite common for some properties to have a Ring doorbell and internal recording devices.
Property construction: Standard
Parking: On road
Electricity supply: Mains
Water supply: Mains
Sewerage: Mains
Heating: Gas
(Purchasers are advised to satisfy themselves as to their suitability).
Broadband type: See Ofcom link for speed: https://checker.ofcom.org.uk/
Mobile signal/coverage: See Ofcom link https://checker.ofcom.org.uk/
Local Authority/Tax Band: South Derbyshire District Council / Tax Band B
Useful Websites: www.gov.uk/government/organisations/environment-agency
Our Ref: JGA/29102026

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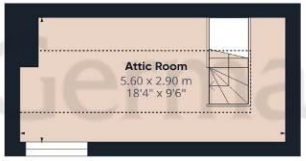

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Ground Floor



Floor 1





Floor 2

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Approximate total area(1)

84.4 m²

908 ft²

Reduced headroom

8.6 m²

93 ft²

(1) Excluding balconies and terraces

Reduced headroom

..... Below 1.5 m/5 ft

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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Agents' Notes

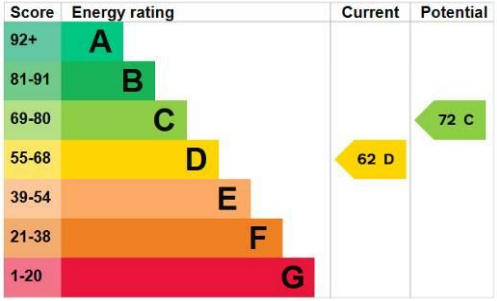
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Conveyancing Services - If we refer clients to recommended conveyancers, it is your decision whether you choose to deal with this conveyancer. In making that decision, you should know that we receive on average £150 per referral.

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