



25 Falcon Way, Woodville, Swadlincote, DE11 7QS
£199,950

ENTRANCE PORCH

LIVING ROOM 12'9" x 12'11" (3.90 x 3.94)

Double glazed window to front aspect, wood laminate flooring, feature fireplace, stairs to first floor

KITCHEN 8'6" x 12'11" (2.61 x 3.94)

Re fitted with a matching range of floor and wall units with work surfaces over, integrated and free standing appliances, double glazed door and window to conservatory

UTILITY 6'9" x 7'0" (2.06 x 2.15)

Floor and wall units, door to garage and rear gardens

CONSERVATORY 6'4" x 10'0" (1.94 x 3.06)

Double glazed conservatory with access to gardens

FIRST FLOOR LANDING

Loft access, carpet flooring

BEDROOM ONE 9'5" x 12'11" (2.89 x 3.94)

Double glazed window, carpet flooring

BEDROOM TWO 11'10" x 7'0" (3.61 x 2.15)

Double glazed window, carpet flooring

BEDROOM THREE 6'9" x 5'9" (2.07 x 1.76)

Double glazed window, carpet flooring

BATHROOM

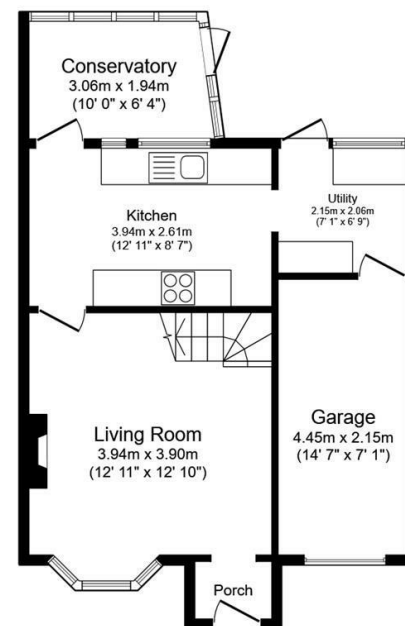
Re fitted with matching white bathroom suite, frosted double glazed window

GARAGE

Single garage with power and light, up and over door

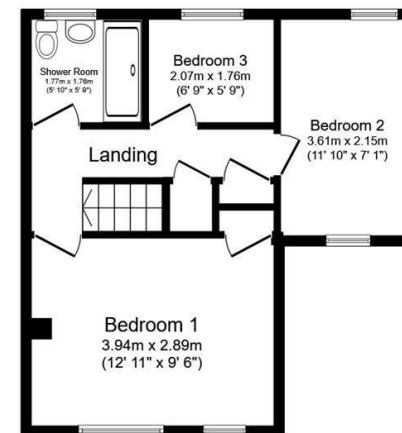
GARDENS

Laid mainly to lawn, fully enclosed by fencing, gated side access, patio area



Ground Floor

Floor area 50.0 sq.m. (538 sq.ft.)



First Floor

Floor area 34.9 sq.m. (375 sq.ft.)

Total floor area: 84.9 sq.m. (914 sq.ft.)

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 orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any 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