



A traditional detached family home set along a popular residential road, offering off-road parking for two vehicles and well-proportioned accommodation throughout.

The property features a welcoming hallway with original tiled flooring, a bay-fronted lounge open to the dining room, and a spacious fitted dining kitchen with patio doors opening onto the rear garden. To the first floor are three generous bedrooms and a modern family bathroom.

Outside, the rear garden enjoys patio, decking and lawned areas with gated side access. Conveniently located for Swadlincote town centre and local amenities. Viewing is highly recommended.

## The Accommodation

A traditional detached family home situated along a well-established residential road, set back from the street with off-road parking for two vehicles. The property is approached via an open storm porch with uPVC front entrance door leading into a welcoming reception hallway, showcasing attractive original decorative tiled flooring and a staircase rising to the first-floor accommodation.

The main living space is positioned to the front of the home, with a charming lounge featuring a walk-in bay window fitted with uPVC double glazing, a feature fireplace with decorative tiled hearth, radiator, and open access through to the dining area. The dining room enjoys windows to both the side and rear elevations, a decorative fireplace, radiator, and provides access through to the fitted kitchen.

The fitted kitchen offers a comprehensive range of base units, drawers, and eye-level wall cupboards set beneath preparation work surfaces, incorporating a one-and-a-half bowl single drainer sink unit. Integrated appliances include an oven and four-ring electric hob with extractor hood above, along with plumbing and appliance space for both a dishwasher and washing machine. Finished with ceramic tiled flooring, double radiator, uPVC double-glazed window, and a door opening onto the rear garden, the kitchen also benefits from patio doors leading out to a decking area, a useful understairs storage cupboard, and ample space for a table and chairs, making it a practical everyday family space.

To the first floor, the landing features a uPVC double-glazed window overlooking the rear garden. The master bedroom is positioned to the front elevation with uPVC double-glazed window, complemented by two further generously proportioned bedrooms. The family bathroom is fitted with a modern three-piece white suite comprising a low-level WC, hand wash basin, and a P-shaped bath with thermostatic shower over and curved glass shower screen, along with a radiator and uPVC double-glazed window. Additional storage is available via a drop-down loft ladder.

Outside, the rear garden offers an extensive paved patio and raised decking area, leading onto a lawned garden with fenced boundaries and gated side access returning to the front of the property.

The home is conveniently located for Swadlincote town centre and a wide range of local amenities. All viewings are strictly by appointment only.

Reception Hallway

Lounge

13'5 x 11'9



Dining Room  
13'5 x 13'10

Kitchen Diner  
22'0 x 10'0

Bedroom One  
11'9 x 10'0

Bedroom Two  
16'7 max x 6'10

Bedroom Three  
11'0 x 8'4

Rear Garden

#### Move With Us

This property is being marketed on behalf of a third-party marketing company, "Move With Us" you will be required to provide your contact details to them, for them to progress the purchase and they will be taking responsibility for your ID / AML and source of fund checks necessary to purchase this property. A charge of £49 + VAT (£58.80) will be payable once your offer has been accepted, taken over the phone during the company's compliance call to you, as the potential purchaser. Charges in relation to AML reflected in the Nicholas Humphreys marketing and within the brochure for the property, do not apply in this instance, as Move With Us will be acting as the agent, and taking the associated cost.

Property construction: Standard

Parking: Drive

Electricity supply: Mains

Water supply: Mains

Sewerage: Mains

Heating: Mains Gas

Council Tax Band: C

Local Authority: South Derbyshire Borough Council

Broadband type: TBC - See Ofcom link for speed:

<https://checker.ofcom.org.uk/> Mobile signal/coverage:

See Ofcom link <https://checker.ofcom.org.uk/>

Useful Websites:

[www.gov.uk/government/organisations/environment-agency](http://www.gov.uk/government/organisations/environment-agency)

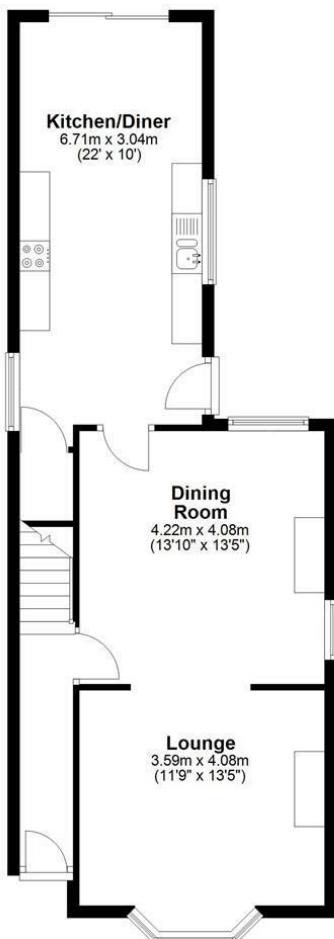
An on-site management fee may apply to all modern or new developments.

Please ensure you have viewed the agent's full PDF branded brochure for full information, selective licence areas and charges regarding the proposed purchase of the property and not rely on third party website information supplied before actioning the purchase process.

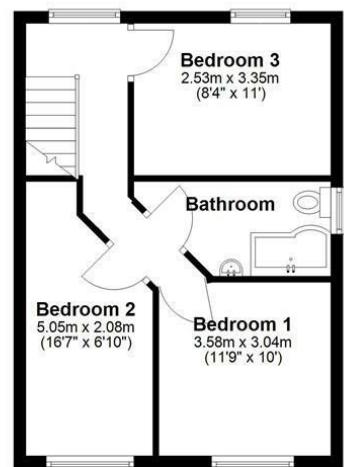
The property information provided by Nicholas Humphrey Estate Agents is based on enquiries made of the vendor and from information available in the public domain. If there is any point on which you require further clarification, please contact the office and we will be pleased to check the information for you. Please note if your enquiry is of a legal or structural nature, we advise you to seek advice from a qualified professional in their relevant field. Draft details awaiting vendor approval and subject to change



### Ground Floor



### First Floor



NICHOLAS HUMPHREYS. This Floorplan is for illustrative purposes only and while reasonable efforts have been made to ensure its accuracy, it is not to scale and measurements should not be relied upon. For display and layout purpose only used by NICHOLAS HUMPHREYS, as a general indication of the layout. It does not form any part of any contract or warranty.  
Plan produced using PlanUp.



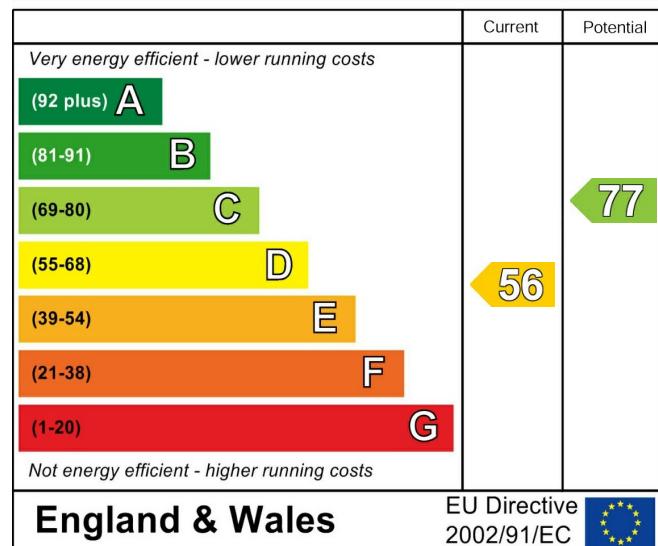


This Brochure consists of 6 pages, please ensure you have read all pages before proceeding with your proposed purchase.

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NICHOLASHUMPHREYS.COM

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## Energy Efficiency Rating



## Council Tax Band C

Freehold

## Important Notes, Charges & Selective Licence Areas

**AML & ID Verification Checks & Charges.** In accordance with our legal obligations under the Money Laundering Regulations 2017, and the Protecting Against Money Laundering and Proceeds of Crime Act 2002, we are required to carry out Anti-Money Laundering (AML) identity verification and source-of-funds checks on all purchasers and, where applicable, any third-party cash donors once an offer has been accepted on a property. We use "Thirdfort" to complete these checks. This process does not involve a credit check and will therefore have no impact on your credit history. With effect from 1st March 2026, a non-refundable compliance fee of £30.00 + VAT (£36.00 including VAT) will be payable per person, per transaction, covering AML checks for purchasers and/or cash donors. This fee must be paid in advance, once an offer is agreed and prior to a sales memorandum being issued.

Where there is more than one purchaser and/or cash donors, an additional fee of £36.00 including VAT per additional person will be required. The compliance fee is non-refundable, as the checks are undertaken immediately upon instruction and the associated costs are incurred regardless of whether the transaction proceeds to completion. This applies whether the sale or purchase falls through due to the actions of the purchaser, the vendor, or for any other reason.

**Services.** If & where stated in the details main's water, gas and electricity are understood to be available to the property, none of these have been tested or investigated for connection, nor any of the appliances attached thereto, have been tested by Nicholas Humphreys, who gives no warranties as to their condition or working order.

**Floor Plans.** To be used as an illustrative purpose only and while reasonable efforts have been made to ensure its accuracy, it is not to scale and measurements should not be relied upon. The company displays the floor plan as a general indication of layout and it does not form any part of any contract or warranty and provides an approximate guide to layout.

**Survey.** We advise all buyers to undertake their own investigations into the condition of the property and surroundings by an independent survey. We the Agent do not conduct a survey of the property and cannot advise on structural defects or materials used. Independent advice is required before exchange and completion.

**Agent Note.** Whilst every care has been taken in preparation of these details, they are for guidance purpose only. All measurements are approximate, and whilst every care has been taken for accuracy, their accuracy should not be relied upon. Buyers are advised to recheck measurements and inspect the property before exchange of contracts to confirm they are satisfied with the condition of the property and surroundings before completion of the purchase. New development sites are increasingly implementing an on-site annual management charge, all sale of property could be subject to this charge, to be verified & confirmed by your acting solicitor/ conveyancer before exchange of contracts.

**Selective Licence Areas.** The Council's Selective Licensing Scheme requires all landlords who privately rent out properties within the designated areas to obtain a licence from the council. Within Burton on Trent the following streets have been designated: Blackpool Street, Branston Road, Broadway Street, Goodman Street, King Street, Queen Street, Shobnall Street, Uxbridge Street & Waterloo Street. A license fee for application will be payable and work to the home maybe required. Full information: <https://www.eaststaffsbc.gov.uk/housing-and-property/landlords/selective-licensing-scheme>