



2, Summer Fields Drive, Midway, Derbyshire, DE11 7PB

HOWKINS &
HARRISON

2, Summer Fields Drive,
Midway,
Derbyshire, DE11 7PB

Asking Price: £170,000

A modern end-terrace home, occupying a favourable position within this popular Midway development. Offering 658 sqft of accommodation, the property is ideally suited to first-time buyers or investors alike. The layout is both practical and well-proportioned, briefly comprising an entrance hall with cloakroom WC, a fitted kitchen and a full-width living room with double doors opening onto the rear garden. To the first floor are two bedrooms and a family bathroom. Externally, the property benefits from an enclosed, low-maintenance rear garden arranged over tiered levels with decking and artificial lawn, while to the front there are allocated parking spaces. The end-plot position also provides a slightly more private setting.

Features

- Popular Midway residential development
- Ideal first-time buy or investment
- Full-width living room with French doors
- Allocated parking to the front for two vehicles
- No upward chain



Location

Situated within the popular residential suburb of Midway, this property enjoys a convenient position on the outskirts of Swadlincote, within the heart of the National Forest. Midway is well regarded for its family-friendly setting, offering a range of everyday amenities including local shops, healthcare facilities and leisure options, all within easy reach. The area is particularly well served for schooling, with Eureka Primary School close by, alongside further primary options and well-regarded secondary schools such as Granville Academy and The Pingle Academy. Swadlincote town centre provides a wider range of retail, dining and leisure facilities, while nearby countryside and woodland walks reflect the area's National Forest setting. The location also offers excellent road links via the A511, A444 and A42, making it ideal for commuters.

Distances:

Swadlincote – 1 mile
Burton upon Trent – 4 miles
Ashby-de-la-Zouch – 4 miles
Derby – 12 miles
Tamworth – 12 miles
East Midlands Airport – 14 miles
Birmingham Airport – 28 miles



Accommodation Details – Ground Floor

The property is entered via a front door into the entrance hallway, where there is a staircase rising to the first floor and access to a useful cloakroom WC. Positioned to the front of the property is the kitchen, fitted with a range of wall and base units with work surfaces over, incorporating space for appliances and a window overlooking the front elevation, allowing for good natural light. To the rear of the property lies the full-width living room, a well-proportioned and versatile space with ample room for both seating and dining. Double doors open directly onto the rear garden, providing a pleasant outlook and an easy connection to the outside space.

First Floor

Moving to the first floor, the landing gives access to two bedrooms and the family bathroom. Bedroom one is a generous double room positioned to the rear, enjoying views over the garden. Bedroom two sits to the front elevation and offers a comfortable second bedroom, ideal for guests, a child's room or a home office. The accommodation is completed by the family bathroom, fitted with a three-piece suite comprising a bath with shower over, wash hand basin and WC.

Outside

Outside, the rear garden has been designed with low maintenance in mind and is arranged over tiered levels. Immediately from the living room is a decking area ideal for seating and entertaining, with steps leading up to a further level laid with artificial lawn. The enclosed setting offers a good degree of privacy, while gated side access leads through to the front of the property. To the front, the property benefits from allocated parking for two cars and, being positioned at the end of the row, enjoys a slightly more open and private feel.

Viewing Arrangements

Strictly by prior appointment via the agents Howkins & Harrison on 01530 410930 Option 1

Fixtures and Fittings

Only those items in the nature of fixtures and fittings mentioned in these particulars are included in the sale. Other items are specifically excluded. None of the appliances have been tested by the agents and they are not certified or warranted in any way.

Services

None of the services have been tested. We are advised that the property benefits from mains water, drainage, gas and electricity are connected to the property. The central heating is gas fired and broadband is connected to the property.

Local Authority

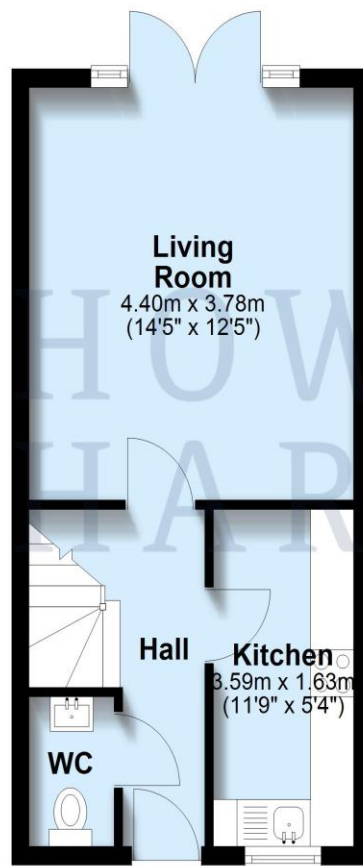
South Derbyshire District Council - [Tel::01283-595795](tel:01283-595795)

Council Tax Band - A

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		
		75 C	90 B

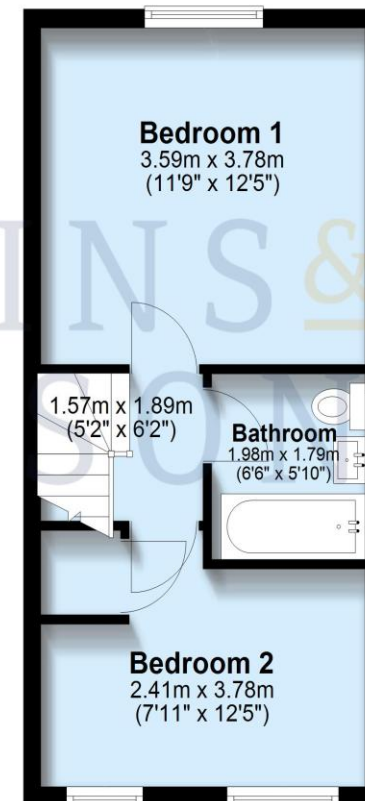
Ground Floor

Approx. 30.6 sq. metres (329.3 sq. feet)



First Floor

Approx. 30.6 sq. metres (329.3 sq. feet)



Total area: approx. 61.2 sq. metres (658.6 sq. feet)

Howkins & Harrison

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