



**Almond Grove, Swadlincote, DE11 0RD**

**£249,950**



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

CADLEY CAULDWELL are delighted to bring to the market this fantastic THREE BEDROOM DETACHED family home located on a very popular residential estate within Newhall, Swadlincote; close to local amenities, schools, country walks and major route ways. This delightful home consists of a hallway, spacious lounge/diner, fitted kitchen, breakfast area, utility room, guest cloakroom, conservatory, three bedrooms, en-suite to master, family bathroom, private parking, integral garage and private enclosed rear garden.

VIEWINGS ARE HIGHLY ADVISED

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

**\*\*Council Tax Band: D / EPC Rating: D/Freehold\*\***

**Entrance Hall** - 3.05m x 0.91m (10'0" x 3'0")

**Lounge** - 4.57m x 3.68m (15'0" x 12'1")

**Dining Room** - 3.43m x 2.36m (11'3" x 7'9")

**Kitchen/Breakfast Room** - 4.9m x 3.71m (16'1" x 12'2")

**Utility Room** - 2.72m x 1.52m (8'11" x 5'0")

**Conservatory** - 4.11m x 2.29m (13'6" x 7'6")

**Cloakroom** - 1.63m x 0.61m (5'4" x 2'0")

**Landing** - 3.33m x 1.75m (10'11" x 5'9")

**Bedroom One** - 3.84m x 2.82m (12'7" x 9'3")

**Ensuite** - 2.21m x 1.32m (7'3" x 4'4")

**Bedroom Two** - 3.33m x 2.62m (10'11" x 8'7")

**Bedroom Three** - 2.72m x 1.8m (8'11" x 5'11")

**Bathroom** - 1.98m x 1.83m (6'6" x 6'0")

**Garage**

**Front**

Laid to lawn, mature shrubs, side access gate, drive.

**Rear**

Patio, laid to lawn, shed, mature shrubs & trees











## **Cadley Cauldwell**

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