



Radleigh Grange, Swadlincote,
Derbyshire



4



2



1

£220,000



Key Features

- Four Bedroom End Town House
- Large Living Accommodation
- Master Bedroom With En-Suite
- Jack & Jill Bathroom
- Dining Kitchen
- Off Road Parking & Detached Garage
- EPC rating C
- Freehold





Newton Fallowell are pleased to be able to offer for sale this four bedroomed end town house on a quiet cul de sac in Woodville. Benefiting from an extremely large internal living accommodation, off road parking and garage. This property is ideal for any family looking to buy in the area. In brief the accommodation comprises: - entrance hall, dining kitchen, lounge, guest cloak room, on the first floor are three bedrooms and a 'Jack & Jill' en-suite and on the second floor is the master bedroom suite with en-suite. There are exquisite views from the front windows. Viewings are highly recommended to appreciate the size and location.

Accommodation In Detail

Wooden front door leading to:

Entrance Hall

having staircase rising to first floor, understairs storage, thermostat for central heating and two central heating radiators.

Dining Kitchen 2.48m x 5.17m (8'1" x 17'0")

having range of base and wall mounted units, wooden work surface, stainless steel sink and drainer with chrome mixer tap, four ring gas hob with extractor over, electric oven, space for washing machine and American style fridge/freezer, cupboard housing gas fired central heating boiler, one central heating radiator and two Upvc double glazed windows to side and front elevations.

Lounge 4.78m x 4.45m (15'8" x 14'7")

having feature media wall, media points, two central heating radiators, Upvc double glazed bay window and Upvc double glazed French doors leading to rear patio.

Guest Cloak Room 0.81m x 1.85m (2'8" x 6'1")

having low level wc, pedestal wash basin with chrome tap, one central heating radiator and frosted Upvc double glazed window to front elevation.

On The First Floor

Landing

having staircase rising to second floor and one central heating radiator.

Bedroom Two 4.77m x 3.81m (15'7" x 12'6")

having tv aerial point, one central heating radiator and Upvc double glazed window to front elevation.

Jack & Jill Bathroom 2.67m x 2.14m (8'10" x 7'0")

having low level wc, pedestal wash basin with chrome tap, bath with chrome fittings, extractor fan, storage cupboard housing hot water cylinder, extractor fan, half height tiling, feature pebbled flooring and one central heating radiator.

Bedroom Three 2.67m x 2.97m (8'10" x 9'8")

having one central heating radiator and Upvc double glazed window to front elevation.

Bedroom Four 2m x 1.91m (6'7" x 6'4")

having oak veneer flooring, one central heating radiator and Upvc double glazed window to front elevation.

On The Second Floor

Master Suite 2.76m x 6.36m (9'1" x 20'11")

having built-in overstairs storage cupboard, space for wardrobes and dressing area, oak effect laminate flooring, access to loft space, two central heating radiators, Velux window with blackout blind and Upvc double glazed window to front elevation giving magnificent views.

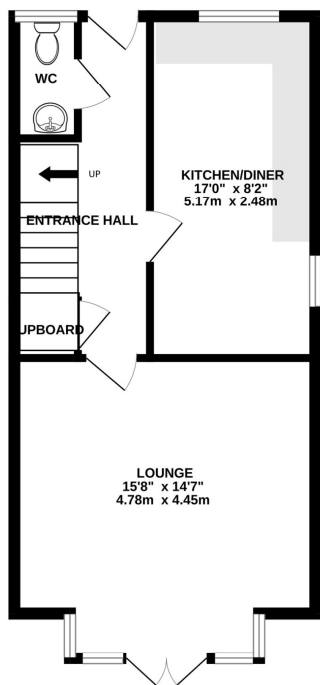
En-Suite 2.36m x 2.47m (7'8" x 8'1")

having low level wc, pedestal wash basin with chrome tap, walk-in shower cubicle with sliding glass door and chrome thermostatic shower, stone effect tiling, shaver point, extractor fan, one central heating radiator and Velux window to rear elevation.

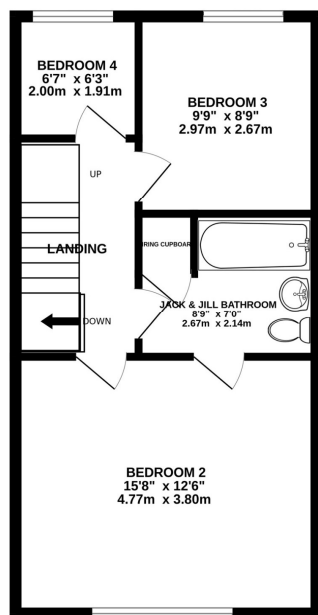
Outside

To the front of the property is a detached single garage which is split, the rear portion is a fully tiled storage area and the front remains as a garage with up and over garage door and Upvc double glazed window. Brick built steps lead to the front door. To the rear is a fully enclosed garden which is tiered. There is a paved patio area, steps lead to a low maintenance gravelled area and further to this is a decked seating area.

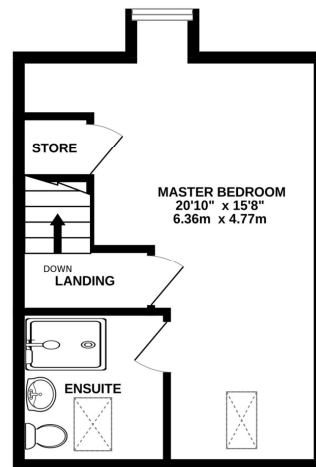
GROUND FLOOR
463 sq.ft. (43.0 sq.m.) approx.



1ST FLOOR
442 sq.ft. (41.1 sq.m.) approx.



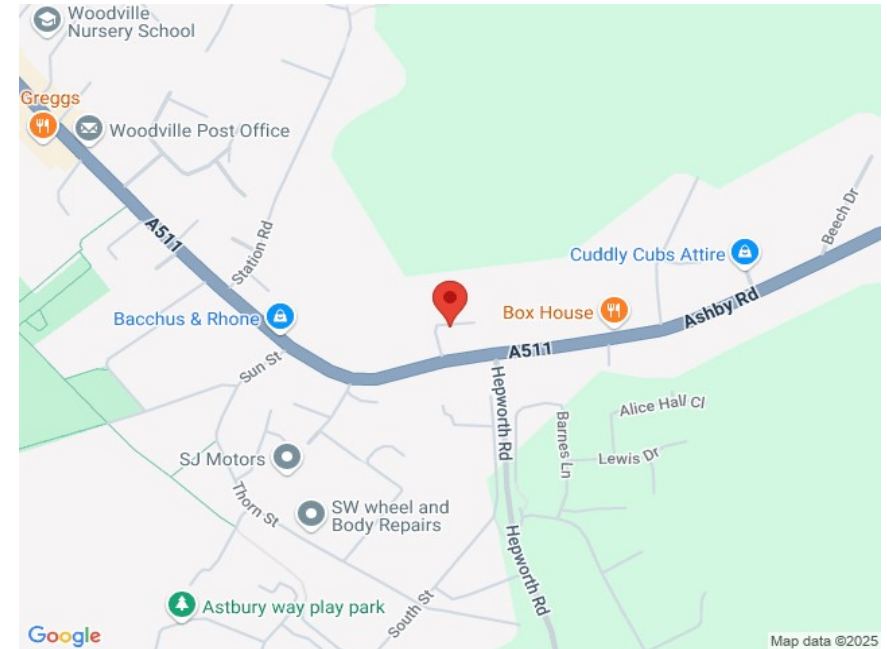
2ND FLOOR
308 sq.ft. (28.6 sq.m.) approx.



TOTAL FLOOR AREA: 1214 sq.ft. (112.8 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		87
(69-80) C	76	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC



Services

All mains services are believed to be connected to the property.

Measurement

The approximate room sizes are quoted in metric. The imperial equivalent is included in brackets.

Tenure

Freehold - with vacant possession upon completion. Newton Fallowell recommend that purchasers satisfy themselves as to the tenure of the property and we would recommend that they consult a legal representative such as a Solicitor appointed in their purchase.

Note

The services, systems and appliances listed in this specification have not been tested by Newton Fallowell and no guarantee as to their operating ability or their efficiency can be given. Anti-Money Laundering Regulations – Intending purchasers will be required to provide identification documents via our compliance provider, Coadjute, at a cost of £45 plus VAT per transaction. This will need to be actioned at the offer stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.