



Almond Grove, Swadlincote, DE11 0RD

CHAIN FREE £232,000

Bedrooms: 3 | Bathrooms: 2 | Receptions: 3

CADLEY CAULDWELL are delighted to bring to the market this fantastic **CHAIN FREE, 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

19 High Street, Swadlincote, Derbyshire

01283 217251

enquiries@cadleycauldwell.co.uk

<https://www.cadleycauldwell.co.uk/>