



# HOPKINS & DAINTY

ESTATE AGENTS



## Ferny Close, Swadlincote, DE12 6NU

**£297,000**

OPEN 7 DAYS A WEEK - HOPKINS & DAINTY of TICKNALL offer this well presented family home. Set at the end of a residential cul-de-sac, next to an open green space/play area. In this popular village location, convenient for the M42/A42 via the A444 . Built in 2020, the well appointed accommodation comprises: entrance hallway with a guest WC; dual aspect sitting room and a full width rear kitchen/dining room with French doors opening onto the garden and integrated appliances. On the first floor, the master bedroom has fitted wardrobes and an En-suite shower room. There is a second double bedroom, single third bedroom and the main family bathroom with a three piece suite, including an over bath shower. The property has gas central heating off a combination boiler and double glazing. Front driveway parking and a pleasant enclosed rear lawn and patio garden with a useful cabin. If you would like to see this home for yourself, feel free to let us know when you are available. We are open 7 days a week.

### Entrance Hallway



Accessed via a double glazed entrance door. With tiled flooring, a radiator, built in storage cupboard and stairs rising to the first floor. Doors leading off.

### Lounge 14'9" x 10'8" (4.50 x 3.27)



Dual aspect sitting room with two radiators, double glazed front and side windows.

### Kitchen/Diner 18'2" x 11'1">9'3" (5.55 x 3.39>2.83)



Spanning the full width of the property with double glazed French doors opening onto the garden. Fitted with a contemporary range of base and wall units with worktops and an inset one and a quarter sink and drainer. There is a built in electric oven, gas hob and hood, along with an integrated dishwasher. Space for a fridge/freezer and plumbing for a washing machine. Tiled flooring, a radiator, ceiling spotlights, boiler cupboard housing the wall mounted gas boiler, under stairs storage cupboard and a double glazed rear window.

### Guest WC



Two piece suite comprising WC and wash hand basin. With a radiator, extractor vent, tiled flooring and a double glazed front window.

### First Floor Landing



With two storage cupboards and access to the loft space,

which is part boarded with a pull down ladder and lighting, to provide a useful storage space. Doors leading off.

### Master Bedroom 12'0" x 10'9" (3.66 x 3.29)



Measurements include the wardrobes.

Front master bedroom with a radiator, fitted floor to ceiling wardrobes, double glazed front and side windows and a door to:

### En-Suite Shower Room 8'4" x 3'11" (2.55 x 1.20)



Three piece suite comprising shower, wash hand basin and WC. With tiled splashbacks and flooring, a heated towel rail, extractor vent and a double glazed side window.

### Bedroom 2 11'1" x 9'8" (3.39 x 2.96)



Rear double bedroom with a radiator and double glazed window.

### Bedroom 3 8'2" > 7'1" x 7'1" (2.49 > 2.16 x 2.17)



Single third bedroom with a radiator and double glazed front window.

### Bathroom 6'9" x 6'4" (2.06 x 1.94)



Three piece suite comprising bath with a shower over and screen, wash hand basin and WC. Tiled splash backs and

flooring, a heated towel rail, extractor vent and a double glazed rear window.

### Front/Parking



To the front of the property there is a double width driveway, outside lighting and gated side entry to the rear garden.

### Rear Garden



Enclosed rear lawn and patio garden with a fence and wall boundary.

### Garden Cabin 9'2" x 7'6" (2.80 x 2.30)



Useful garden cabin with electric light and power connected.

### Service Charge

We understand that this property is subject to an annual estate maintenance charge of approximately £340.00 We always recommended buyers to get their legal adviser to verify these details prior to exchange of contracts.

### Draft Sales Details

These sales details have been submitted to our clients and are awaiting approval by them - they are distributed on this basis and are subject to change.

### Important Information

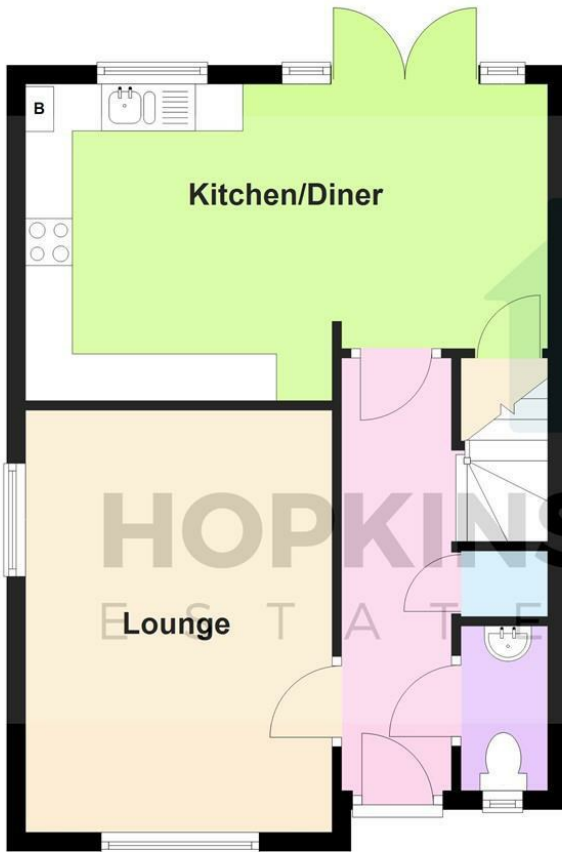
These sales details are produced in good faith with the approval of the vendors and are given as a guide only. If there is any point which is of specific importance to you, please check with us first, particularly if travelling some distance to view the property. Please note that we have not tested any of the appliances or systems at this property and cannot verify them to be in working order. Unless otherwise stated fitted items are excluded from the sale, such as carpets, curtains, light fittings and sheds. These sales details, the descriptions and the measurements therein do not form part of any contract and whilst every effort is made to ensure accuracy this cannot be guaranteed. Nothing in these details shall be deemed to be a statement that the property is in good structural condition or otherwise. Purchasers should satisfy themselves on such matters prior to purchase. Any areas, measurements or distances are given as a guide only. Photographs are taken with a wide angle digital camera. Nothing herein contained shall be a warranty or

condition and neither the vendor or ourselves will be liable to the purchaser in respect of any mis-statement or misrepresentation made at or before the date hereof by the vendor, agents or otherwise. Any floor plan included is intended as a guide layout only. Dimensions are approximate. Do Not Scale.

# Floor Plan

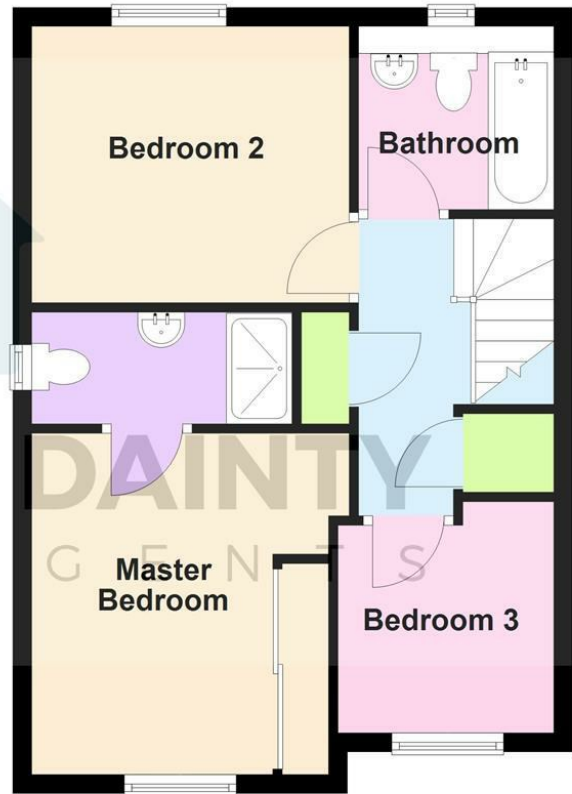
## Ground Floor

Approx. 43.4 sq. metres (467.2 sq. feet)



## First Floor

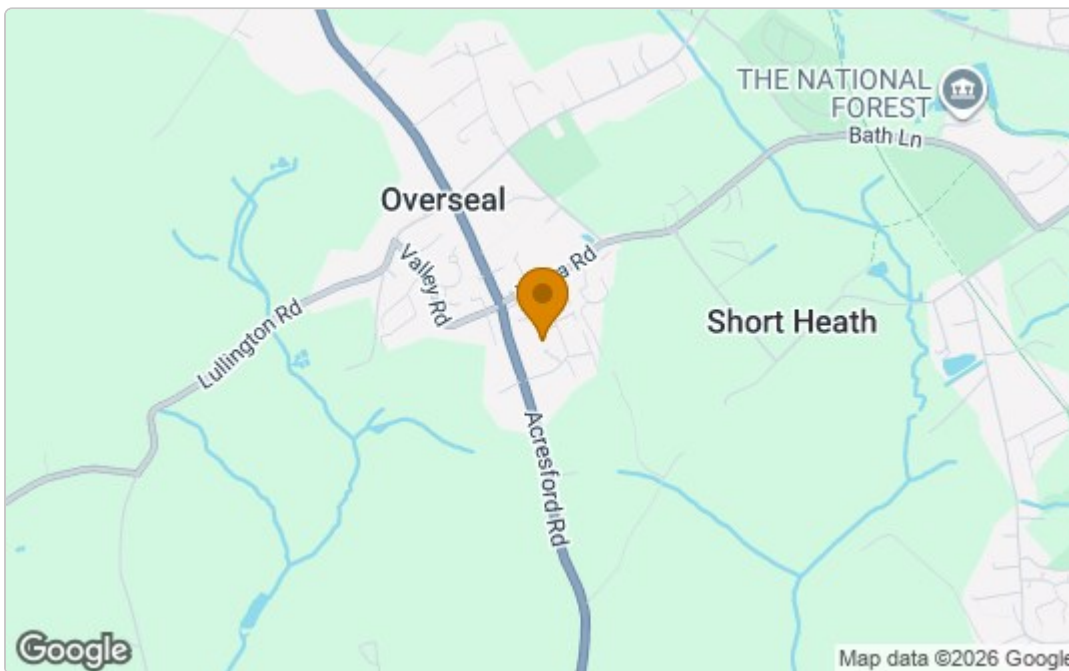
Approx. 43.4 sq. metres (466.7 sq. feet)



Total area: approx. 86.8 sq. metres (933.9 sq. feet)

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Plan produced using PlanUp.

## Area Map



## Energy Efficiency Graph

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>95</b>
(81-91) <b>B</b>	<b>84</b>	
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales EU Directive 2002/91/EC		
Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales EU Directive 2002/91/EC		

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.