



Midway Road, Midway, Swadlincote,  
Derbyshire



3



1



2

£335,000



## Key Features

- Detached Family Home
- Three Bedrooms
- Great Living Dining Kitchen
- Guest Cloaks & Utility Cupboard
- Immaculately Landscaped Rear Garden
- Large Driveway & Garage
- EPC rating D
- Freehold





Newton Fallowell are pleased to be able to offer for sale this impressive traditional three bedroomed extended detached family home on a sought after road in Midway. This property provides an abundance of off road parking together with a garage and an immaculately landscaped rear garden with a number of patios ideal for entertaining. In brief the accommodation comprises: - entrance hall, lounge, living dining kitchen, utility cupboard, guest cloak room and on the first floor a landing leads to three well proportioned bedrooms and family bathroom. Viewings are highly recommended.

#### Accommodation In Detail

Upvc frosted double glazed door with frosted double glazed side panels leading to:

#### Entrance Hall

having staircase rising to first floor, built-in understairs storage with consumer unit and electric meter, tile effect vinyl flooring and one central heating radiator.

#### Lounge

having mock log burning fireplace with granite hearth and wooden lintel, media points, carpet to floor, one central heating radiator and Upvc double glazed bay window to front elevation.

#### Living Dining Kitchen

featuring:

#### Living Dining Area 3.5m x 3.82m (11'6" x 12'6")

having mock log burner fireplace with grate hearth and wooden lintel, Karndean wood effect LVT flooring, vertical central heating radiator and Upvc double glazed French doors leading out to rear patio with Upvc double glazed side panels.

#### Kitchen Area 2.73m x 4.2m (9'0" x 13'10")

having a good arrange of base and wall mounted cupboard with granite effect laminate working surface, stainless steel sink and

drainer with chrome mixer tap, four ring electric hob with extractor over, Zanussi single electric oven, space for dishwasher and fridge/freezer, Karndean wood effect LVT flooring, vaulted ceiling with spotlights and Velux window, two Upvc double glazed windows to side and rear elevations.

#### Rear Lobby 0.9m x 2.1m (3'0" x 6'11")

having tiled wood effect to floor, one central heating radiator and frosted Upvc double glazed door to side elevation.

#### Guest Cloak Room 0.86m x 1.53m (2'10" x 5'0")

having low level wc, space-saving vanity wash basin with chrome mixer tap, tiling splashback, chrome heated towel radiator, tile effect vinyl flooring and frosted Upvc double glazed window to side elevation.

#### Utility Cupboard 0.92m x 1.53m (3'0" x 5'0")

having space for washing machine, storage for coats and cleaning equipment, gas meter and gas fired combination Worcester Bosch boiler.

#### On The First Floor

#### Landing

having access to loft space, carpet to floor and Upvc double glazed window to side elevation.

#### Master Bedroom

having built-in quadruple wardrobes with sliding doors, carpet to floor, one central heating radiator and Upvc double glazed bay window to front elevation.

#### Bedroom Two 3.5m x 3.82m (11'6" x 12'6")

having built-in wardrobes, dressing table, carpet to floor, one central heating radiator and Upvc double glazed window to rear elevation.

#### Bedroom Three 2.05m x 2.5m (6'8" x 8'2")

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





### Bathroom 2.15m x 2.11m (7'1" x 6'11")

having low level wc, vanity wash basin with chrome mixer tap, bath with chrome mixer tap and chrome fittings together with electric shower, glass shower screen, full tiling around wet areas, vinyl flooring, one central heating radiator and frosted Upvc double glazed window to rear elevation.

### Outside

To the front of the home is a large tarmacadam driveway providing parking for several vehicles and a well kept grassed area with an established Magnolia tree. The driveway lads to an attached single garage. To the rear is a great sized enclosed garden with three good sized Indian stone paved patio areas, ideal for entertaining, the rear patio is raised by railway sleepers. There is outdoor power and lighting and also a bespoke garden room again with power and lighting. The rest of the garden is laid to lawn with low maintenance slate borders and a paved path leads to the side gate.

### Garage 2.9m x 4.24m (9'6" x 13'11")

having up and over door, power, lighting and plenty of storage.



## 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

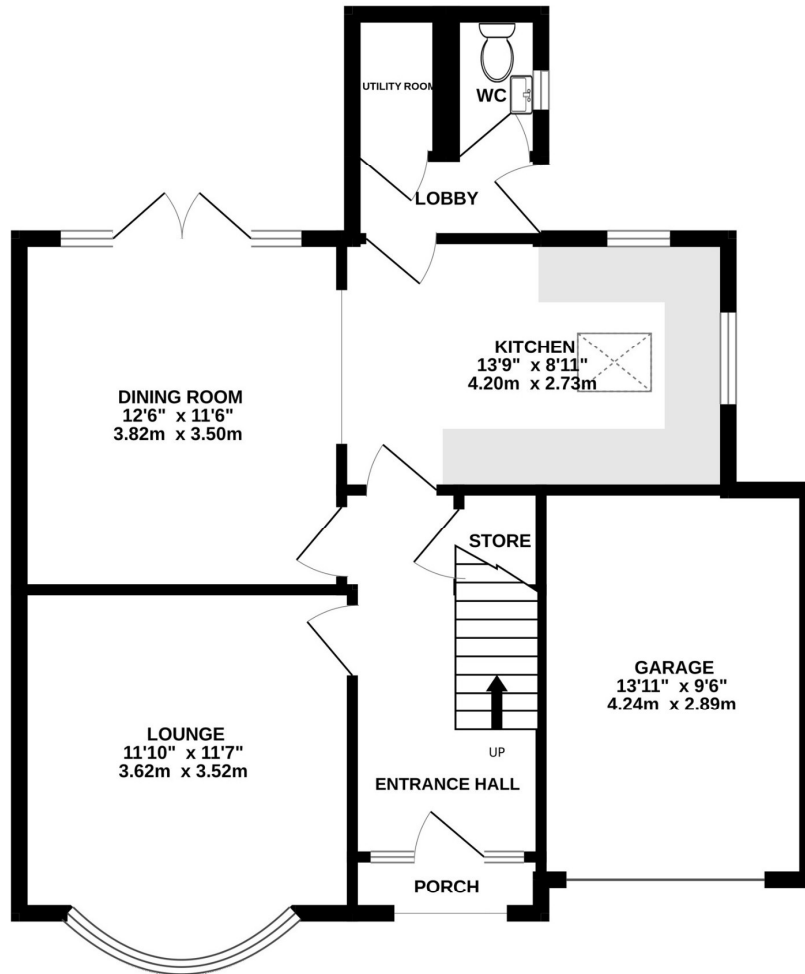
Freehold - with vacant possession upon completion. Newton Fallowell recommend that purchasers satisfy themselves as to the tenure of the property and we would recommend that they consult a legal representative such as a Solicitor appointed in their purchase.

## Note

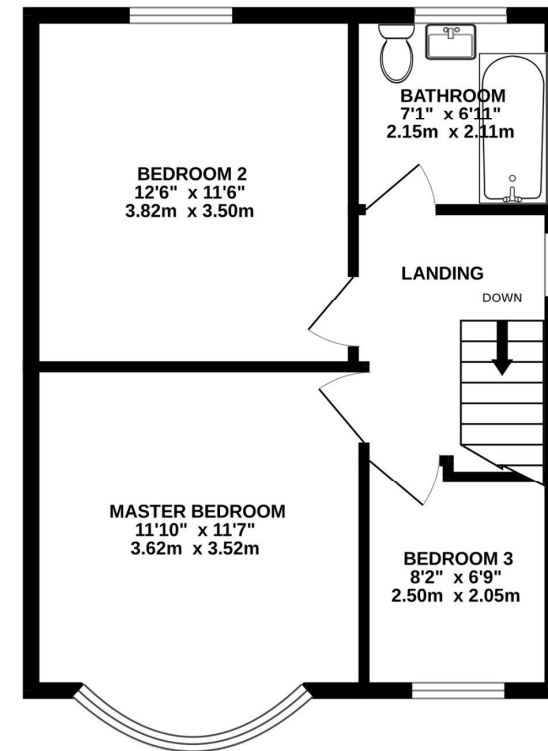
The services, systems and appliances listed in this specification have not been tested by Newton Fallowell and no guarantee as to their operating ability or their efficiency can be given. Anti-Money Laundering Regulations – Intending purchasers will be required to provide identification documents via 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.



GROUND FLOOR  
703 sq.ft. (65.3 sq.m.) approx.

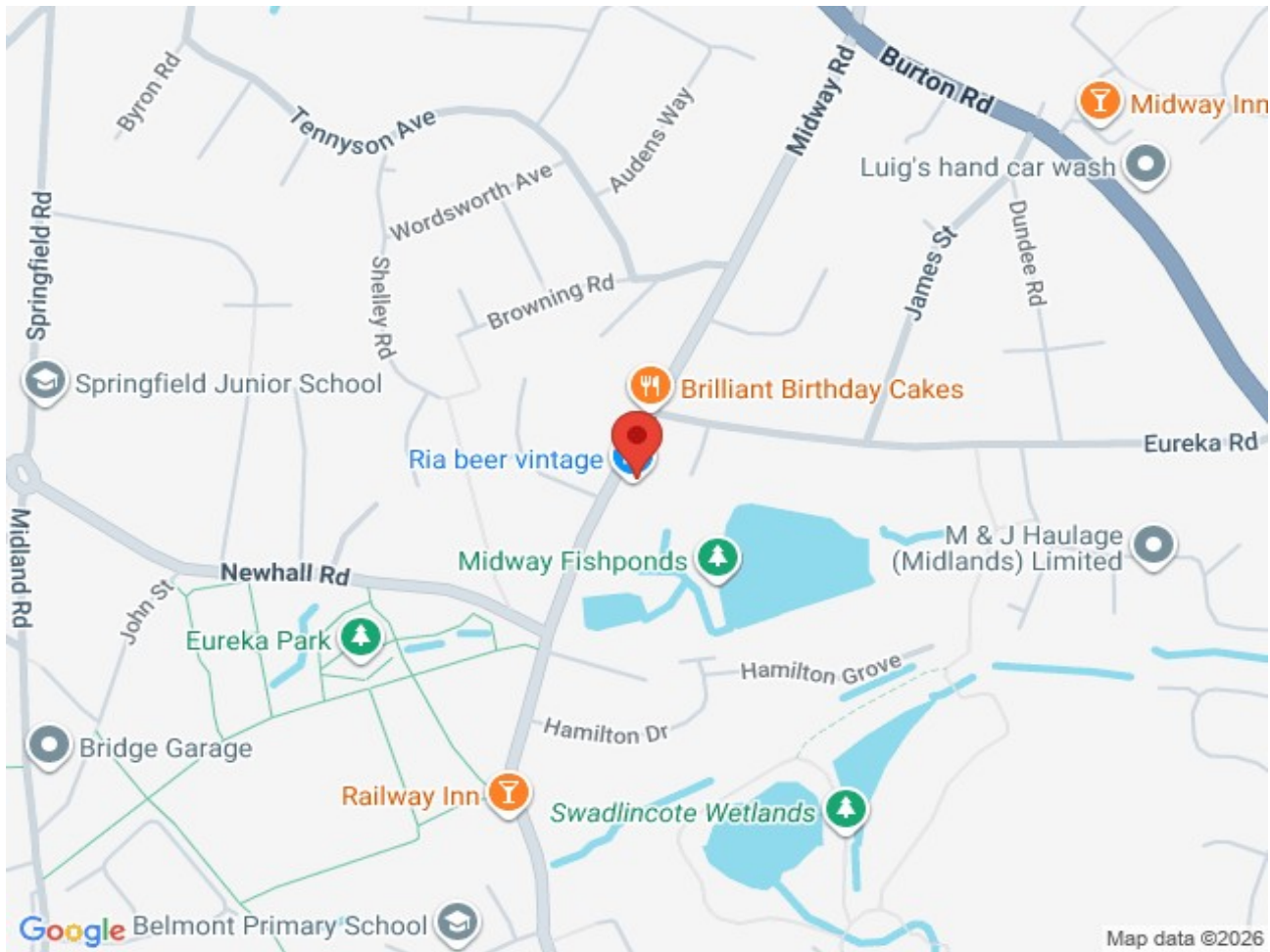


1ST FLOOR  
458 sq.ft. (42.5 sq.m.) approx.



TOTAL FLOOR AREA : 1161 sq.ft. (107.9 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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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		69 C
55-68	D	57 D	
39-54	E		
21-38	F		
1-20	G		

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