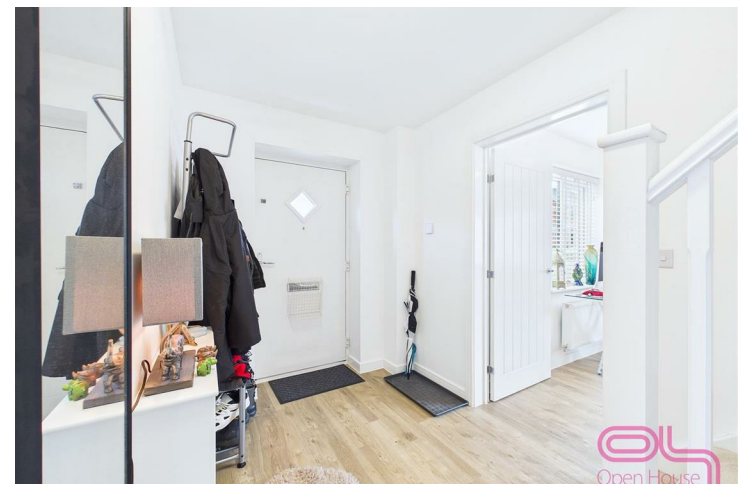




Holden Drive, Midway, Swadlincote, DE11 7FR

£275,000



**Holden Drive, Midway, Swadlincote,  
DE11 7FR  
£275,000**

Positioned on an enviable plot within this modern development, this beautifully presented three-bedroom detached home on Holden Drive enjoys a quiet, tucked-away setting with no through traffic, offering both privacy and a safe environment for families.

Occupying a generous corner plot, the property immediately stands out for its strong kerb appeal and well-balanced proportions, while to the rear, open countryside views provide a pleasant outlook rarely found on developments of this type.

Internally, the home has been finished to a high standard throughout, with a particularly spacious entrance hall setting the tone from the moment you step inside. The layout has been thoughtfully designed for modern living, with a bright and contemporary kitchen diner forming the heart of the home, complemented by a generous separate living room ideal for more relaxed evenings.

Upstairs, the property continues to impress with three well-sized bedrooms, including a principal bedroom with en-suite, alongside a modern family bathroom.

Externally, the landscaped rear garden has been designed with both practicality and entertaining in mind, combining patio, lawn and decorative stone areas to create a low-maintenance yet attractive outdoor space. The property also benefits from an oversized detached garage and driveway parking.

The home offers excellent access to local amenities,



schooling and transport links into Swadlincote and easy access to surrounding areas of Burton, Ashby and transport links to major Midlands cities.

#### Accommodation

**Entrance Hall – 1.90m x 4.54m (6'2" x 14'10")**

A notably spacious and welcoming entrance hall, providing an immediate sense of space rarely found in similar homes. Finished with modern flooring and offering access to the ground floor accommodation and WC, staircase rising to the first floor and useful storage.

**Living Room – 2.82m x 4.75m (9'3" x 15'6")**

A well-proportioned reception room featuring a bay window to the front elevation, allowing for plenty of natural light. Offers a comfortable yet stylish space, ideal for relaxing or entertaining.

**Kitchen Diner – 3.06m x 4.77m (10'0" x 15'7")**

A modern and well-appointed kitchen fitted with a range of wall and base units, complemented by work surfaces and integrated appliances. The space comfortably accommodates dining furniture and benefits from French doors opening out onto the rear garden, making it perfect for indoor-outdoor living.

**WC – 1.66m x 0.98m (5'5" x 3'2")**

Conveniently located ground floor cloakroom fitted with low-level WC and wash hand basin.

**Landing – 1.89m x 3.68m (6'2" x 12'0")**

A bright and airy landing providing access to all first floor rooms.

**Bedroom One – 2.89m x 3.34m (9'5" x 10'11")**

A generous double bedroom enjoying a pleasant outlook. Includes built-in wardrobes and access to the

en-suite.

**En-Suite – 2.65m x 1.38m (8'8" x 4'6")**

Fitted with a shower enclosure, low-level WC and wash hand basin, finished with contemporary tiling.

**Bedroom Two – 3.14m x 2.34m (10'3" x 7'8")**

A well-sized double bedroom, ideal for guests or family use.

**Bedroom Three – 3.13m x 2.34m (10'3" x 7'7")**

A versatile third bedroom, currently used as a home office, offering flexibility for use as a bedroom.

**Bathroom – 1.90m x 1.70m (6'2" x 5'6")**

A modern family bathroom fitted with a three-piece suite including bath with shower over, WC and wash hand basin, complemented by contemporary tiling.

#### Outside

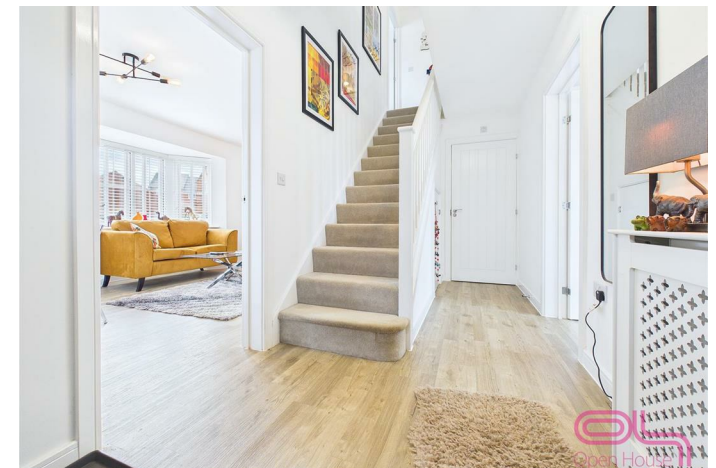
The property occupies a generous corner plot, offering enhanced space and privacy compared to surrounding homes.

To the rear, the garden has been thoughtfully landscaped to provide a combination of patio seating areas, decorative stone and lawn, creating a low-maintenance yet highly usable outdoor space. The elevated seating area is ideal for entertaining with countryside views, while the lawn provides space for families or pets.

The property further benefits from an oversized detached garage and driveway, providing ample off-road parking.

#### Additional Information

We wish to clarify that these particulars should not be





relied upon as a statement or representation of fact and do not constitute any part of an offer or contract. Buyers should satisfy themselves through inspection or other means regarding the correctness of the statements contained herein.

Please note that we have not tested or verified the condition of the services connected to the property, including mains gas, electricity, water or drainage systems. Similarly, we cannot confirm the working order or efficiency of any appliances, heating systems, or electrical installations that may be included in the sale. Prospective purchasers are therefore advised to carry out their own independent investigations and surveys before entering into a legally binding agreement.

#### Money Laundering Regulations 2003:

In accordance with the Money Laundering Regulations 2003, we are obligated to verify your identification before accepting any offers.

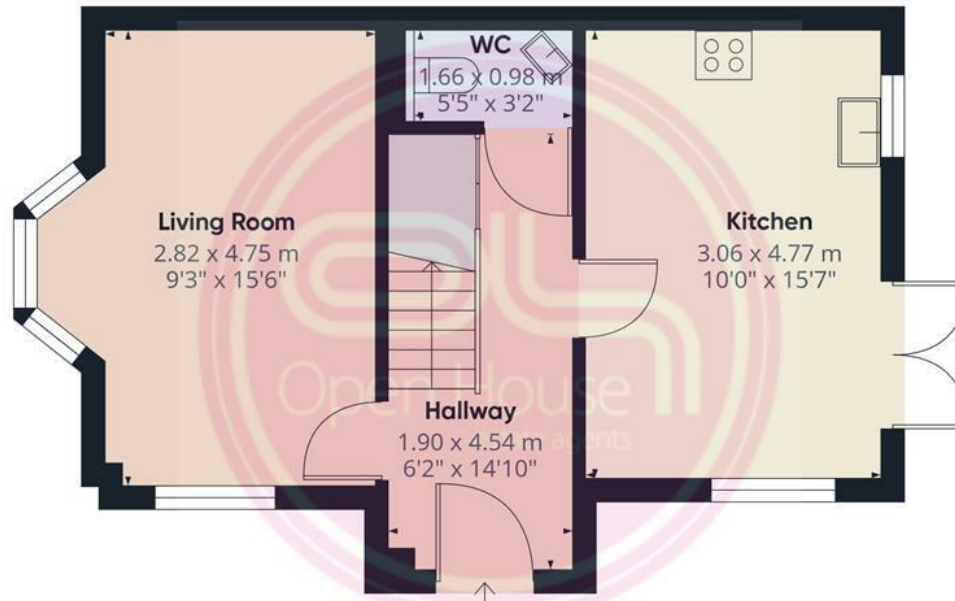
#### Floorplans:

We take pride in providing floorplans for all our property particulars, which serve as a guide to layout. Please note that all dimensions are approximate and should not be scaled.

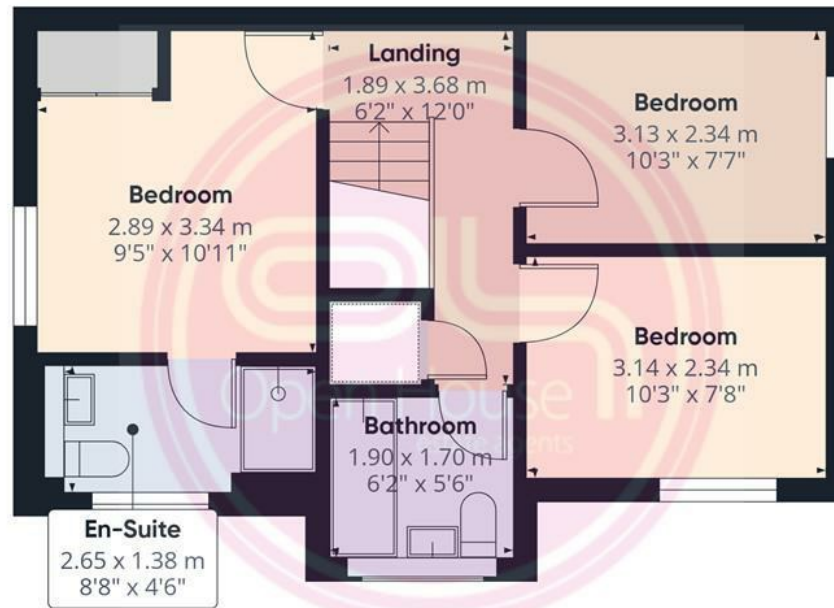








Floor 0



Floor 1



**GLA<sup>(1)</sup>**  
86.33 m<sup>2</sup>  
929.24 ft<sup>2</sup>

**Total**  
86.33 m<sup>2</sup>  
929.24 ft<sup>2</sup>

(1) Finished, above grade


Ext. wall thickness assumed: 15.24 cm/6 in

Calculations reference the ANSI-Z765 standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360

## ENERGY PERFORMANCE CERTIFICATE

### Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		<b>95</b>
(81-91) <b>B</b>	<b>83</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>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

### LOCAL AUTHORITY

South Derbyshire

### TENURE

Freehold

### COUNCIL TAX BAND

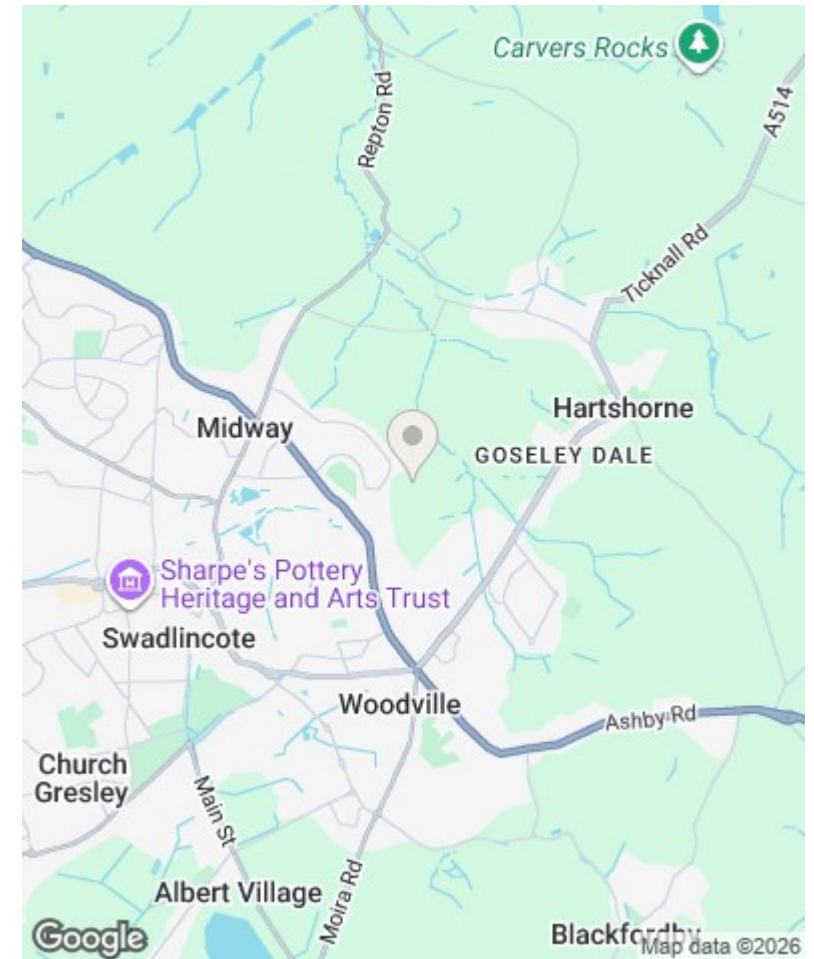
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### VIEWINGS

By prior appointment only

## PROPERTY SUMMARY

- IMPRESSIVE DETACHED FAMILY HOME ON A CORNER PLOT
- EXCEPTIONAL KERB APPEAL
- OPEN COUNTRYSIDE VIEWS TO THE REAR
- SPACIOUS AND WELCOMING ENTRANCE HALL
- MODERN OPEN-PLAN KITCHEN DINER WITH FRENCH DOORS TO GARDEN
- GENEROUS SEPARATE LIVING ROOM WITH BAY WINDOW
- THREE WELL-PROPORTIONED BEDROOMS
- EN-SUITE TO MASTER BEDROOM
- OVERSIZED DETACHED GARAGE WITH DRIVEWAY PARKING
- LANDSCAPED REAR GARDEN IDEAL FOR ENTERTAINING



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