



**HOPKINS & DAINTY**  
ESTATE AGENTS



**Herbert Drive, Swadlincote, DE11 7FH**

**£359,950**

OPEN 7 DAYS A WEEK - HOPKINS & DAINTY of TICKNALL are pleased to offer this beautifully presented four bedroom detached family home. Built by Ashberry Homes in 2020 to their Winterfold specification. Standing on a pleasant corner plot, with driveway parking and garage.

The living accommodation has been very well maintained by the current owners (from new) and comprises: entrance hallway with a guest WC; an impressive kitchen/dining room with French doors opening onto the garden and integrated appliances. There is a lovely dual aspect sitting room and utility room located off the kitchen.

On the first floor, there are four bedrooms (the master having built in wardrobes and an En-Suite Shower room) along with the main family bathroom with a three piece suite, including an over bath shower. The property has gas central heating and double glazing and is well worth viewing.

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 Hall



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

## Kitchen/Diner 19'9" x 9'11" (6.03 x 3.04)



Impressive kitchen/diner with 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 double electric oven, gas hob and hood; along with an integrated dishwasher, fridge and freezer. Tiled flooring, two radiators, ceiling spotlights, boiler cupboard housing the wall mounted gas boiler, double glazed front and side windows and a door to the utility room.

## Lounge 19'10" x 11'10" (6.05 x 3.61)



Dual aspect sitting room with two radiators, double glazed front and side windows providing ample natural lighting.

## Utility Room 7'0" x 5'9">4'7" (2.14 x 1.76>1.41)



Fitted worktops with an inset sink and drainer. Tiled flooring, radiator, plumbing for a washing machine and an extractor vent.

## Guest WC



Two piece suite comprising WC and wash hand basin. With

tiled flooring and splashbacks, a heated towel rail and En-Suite 8'7" x 4'7" (2.63 x 1.42) extractor vent.

### First Floor Landing



With a double glazed rear window and a built in airing cupboard housing the hot water cylinder. Radiator, access to the loft space and doors leading off.

### Master Bedroom 10'11" x 10'7" (+wardrobes) (3.34 x 3.25 (+wardrobes))



Second double bedroom with a radiator and double glazed side window.

Front bedroom with built in floor to ceiling wardrobes. A radiator, double glazed front window and door to:

### Bedroom 3 10'0" x 8'1" (3.07 x 2.48)



Third bedroom with a radiator, double glazed front and side windows.

### Bedroom 4 10'5" x 6'8">4'1" (3.19 x 2.05>1.25)



Fourth bedroom (currently used as a dressing room) with a radiator and double glazed front window.

### Bathroom 6'7" x 5'6" (2.02 x 1.68)



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

a heated towel rail, ceiling spotlights, an extractor vent and double glazed rear window.

### Front Garden



To the front/side of the property there is a lawn garden with hedging to the boundary.

### Driveway

Driveway parking and gated access to the rear garden.

### Garage 19'10" x 9'6" max. (6.05 x 2.90 max.)



With an up and over door, electric light and power connected, roof storage space and fitted storage cupboards.

## Rear Garden



intended as a guide layout only. Dimensions are approximate. Do Not Scale.

Delightful enclosed lawn and patio garden. With planted borders and a fence and wall boundary.

## Service Charge

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

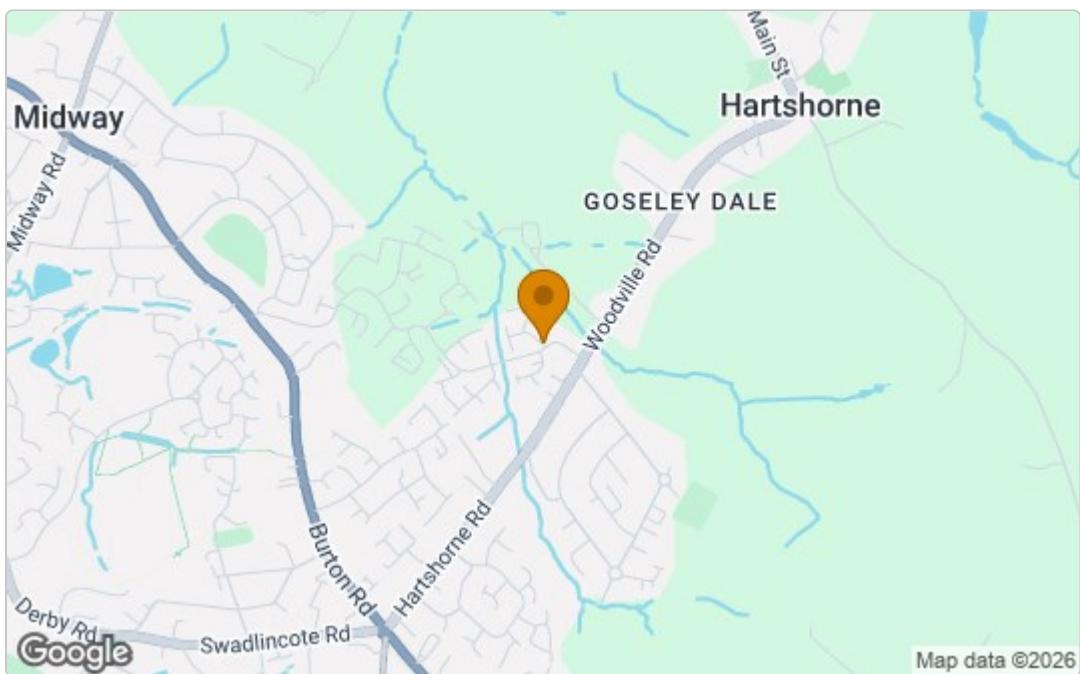
## Important Information

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

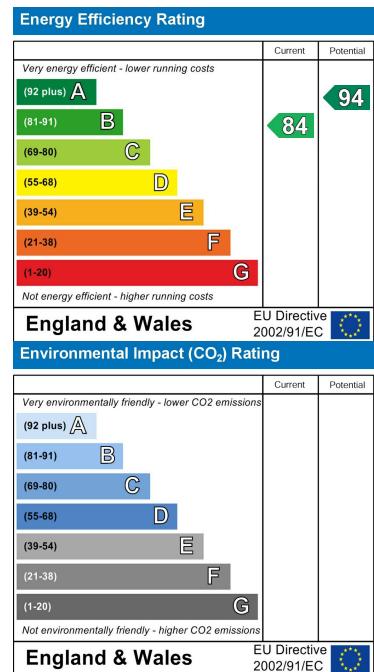
## Floor Plan



## Area Map



## Energy Efficiency Graph



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 firms employment has the authority to make or give any representation or warranty in respect of the property.