



Exeter Close, Midway, Swadlincote,
Derbyshire



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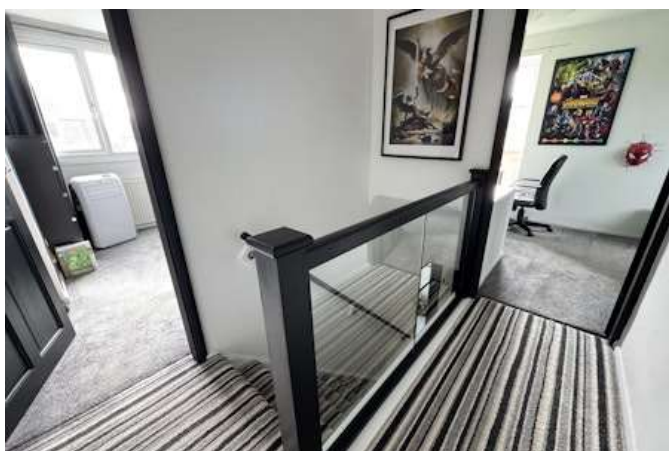
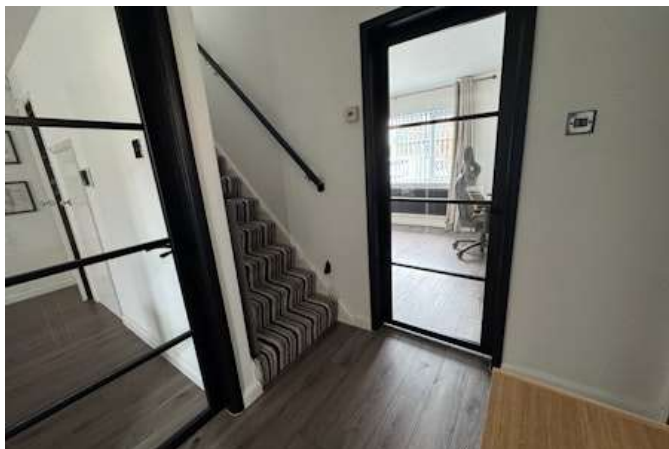
£250,000

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Key Features

- Semi Detached Dormer Home
- Impressive Living Dining Kitchen
- High Specification Throughout
- Home Office/Log Cabin
- Abundance Of Off Road Parking
- Overlooking Open Farmland
- EPC rating TBC
- Freehold





Newton Fallowell are pleased to be able to offer for sale this extended high specification three bedroomed semi detached home on a quiet cul de sac in Midway. Boasting an impressive living dining kitchen, spacious garden and an abundance of off road parking. In brief the accommodation comprises: - porch, entrance hall, living dining kitchen, sitting room, downstairs bathroom and on the first floor a landing leads to two double bedrooms and a further single bedroom. Externally there is a great sized paved patio area ideal for entertaining, good sized family garden and a great feature to this property is the home office/log cabin ideal for anyone who works from home or looking for a workshop. Viewings are ideally recommended to appreciate the accommodation on offer.

Accommodation In Detail

Upvc double glazed door with Yale electric lock and handle leading to:

Porch 1.13m x 4.49m (3'8" x 14'8")

having space for shoes and storage, wood effect laminate flooring, one central heating radiator and three Upvc double glazed windows to side and rear elevations.

Entrance Hall 1.6m x 1.99m (5'2" x 6'6")

having staircase rising to first floor, thermostat for central heating, wood effect laminate flooring and one central heating radiator.

Lounge 4.9m x 3.05m (16'1" x 10'0")

having media points, wood effect laminate flooring, one central heating radiator and Upvc double glazed window to front elevation.

Living Dining Kitchen 4.57m x 9.2m (15'0" x 30'2")

having bespoke fitted media wall with media points, electric fire, built-in understairs storage, small cupboard has electric meter and consumer unit for electrics, range of base units, larder style units, wood effect square edge laminate working surfaces, five ring induction hob with extractor over, two mid height electric ovens, space for washing machine, tumble dryer, dishwasher and fridge/freezer, matching island and breakfast bar, metro tiled splashbacks, composite sink and drainer with Wodar instant boiling water tap, wood effect laminate flooring, feature anthracite central heating radiator, Upvc double glazed door to side elevation, Upvc double glazed window to side and Upvc double glazed door with side panels leading out to rear elevation.

Bathroom 1.6m x 2.53m (5'2" x 8'4")

having low level wc, square vanity wash basin with chrome mixer tap, P-shaped bath with chrome mixer tap and fittings and thermostatic shower over, glass shower screen, modern tiling to walls, light up mirror, extractor fan, chrome heated towel radiator and frosted Upvc double glazed window to side elevation.

On The First Floor

Landing

having access to loft space and feature glass balustrade.

Master Bedroom 4.9m x 2.86m (16'1" x 9'5")

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

Bedroom Two 2.4m x 4.48m (7'11" x 14'8")

having boxing over stairs, carpet to floor, one central heating radiator and two Upvc double glazed windows to side and rear elevations.

Bedroom Three 2.4m x 2.61m (7'11" x 8'7")

having wood effect laminate flooring, one central heating radiator and Upvc double glazed window to rear elevation.



Outside

To the front of the property is a full width block paved driveway providing parking for several vehicles and leading to security gates to the side. To the side is a further block paving with vehicular access for further parking. To the rear is a large block paved seating area, block paved path, good sized lawned area, raised planter beds and bespoke built log cabin/home office.

Bespoke Log Cabin/Home Office

Being fully insulated, has its own consumer unit and power, hard wired ethernet ideal for anyone working from home.

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.

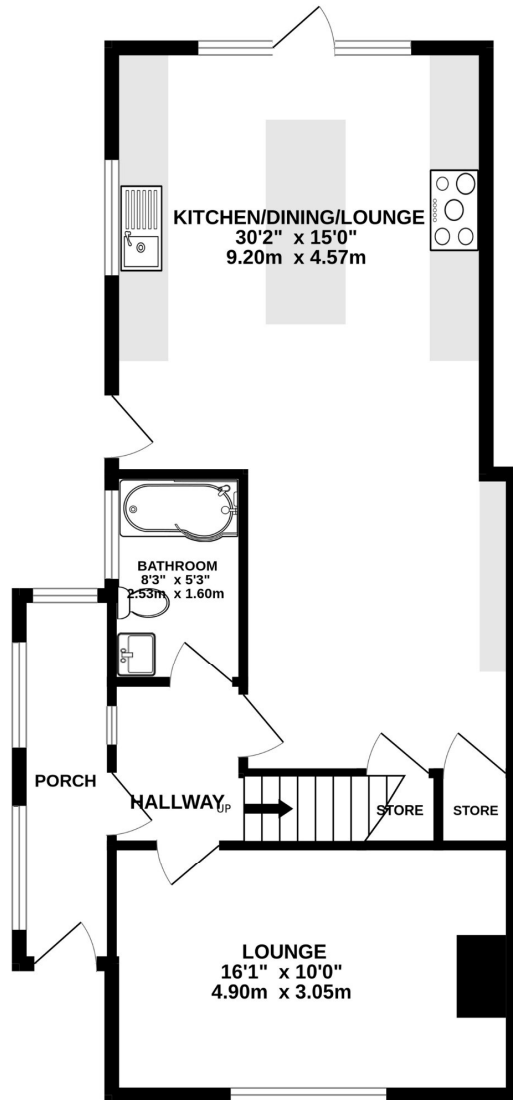
Note

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.

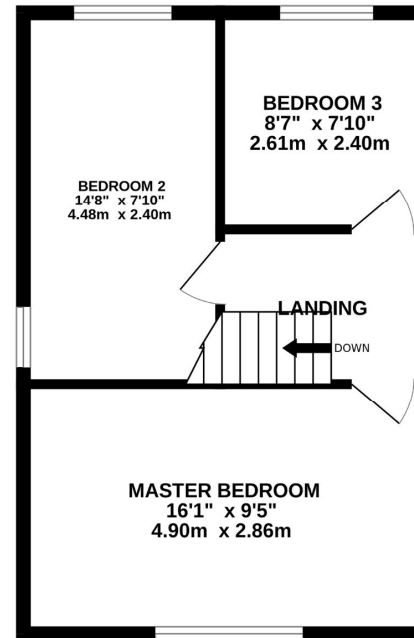




GROUND FLOOR
704 sq.ft. (65.4 sq.m.) approx.



1ST FLOOR
399 sq.ft. (37.1 sq.m.) approx.



TOTAL FLOOR AREA : 1103 sq.ft. (102.5 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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