

Eureka Road

Midway, Swadlincote, DE11 7NP

John 
German





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Guide Price £295,000

A beautifully refurbished four-bedroom Victorian mid-terrace home offering 1,417 sq ft (131.5 sq m) of versatile living accommodation, perfectly blending period charm with modern convenience.



Dating back to 1905, this truly unique mid-terraced property has been fully refurbished and modernised throughout, while thoughtfully retaining a wealth of original character features that enhance its charm and individuality. Situated in the highly desirable residential area of Midway, Swadlincote, this impressive home is offered to the market with no upward chain and presents an exceptional opportunity for a wide range of buyers.

Upon entering the property, you are welcomed by a traditional entrance porch, showcasing attractive Victorian wall tiling and original Minton flooring, creating an immediate sense of character and style. A secondary internal door with beautiful stained-glass surround provides both additional security and a practical space for coats and shoes. Beyond this, an expansive hallway continues the stunning original Minton flooring and gives access to the first floor, with a useful understairs storage cupboard ideal for household items and footwear. To the front of the property is the generous living room, featuring a large and airy bay window, three radiators, and an original fireplace, creating a warm and inviting reception space. Further along the hallway is the formal dining room, complete with a striking feature brick fireplace, perfect for entertaining guests or family dining.

To the rear sits the newly fitted contemporary kitchen, thoughtfully designed in a practical U-shaped layout to maximise workspace and storage. It comprises a range of modern wall and base units, ample worktop space, integrated oven, induction hob, extractor fan, tiled splashbacks, tiled flooring, spotlighting, under-unit lighting, and designated space for a washing machine, dryer, dishwasher, and fridge freezer - creating a clean, fresh, and highly functional space. Leading off the kitchen is a secondary rear hallway/porch, providing access to the garden and driveway, along with a convenient ground floor WC with hand wash basin, creating a useful boot and coat area for rear access.

To the first floor, the property offers four well-proportioned bedrooms, making it ideally suited to a variety of lifestyles. The fourth bedroom provides a fantastic single bedroom, nursery, home office, study, or hobby room. The third bedroom is a generous double, while the second bedroom offers excellent proportions with ample space for additional bedroom furniture. The principal bedroom to the front of the property is similarly spacious and well-presented.

The first floor also benefits from an expansive landing area, enhanced by traditional banisters and attractive original coving, further adding to the property's period appeal. To the rear is the family bathroom, fitted with a shower cubicle, bath, WC, hand wash basin with vanity storage, radiator, and heated towel rail. Adjacent to this is an additional separate WC, offering excellent practicality for busy family life.

Externally, the property enjoys a low-maintenance courtyard-style garden, featuring a patio seating area, steps, brick borders, and a small lawned section - ideal for those seeking an attractive yet easy-to-maintain outdoor space. In addition, there are two attached outbuildings/store rooms, offering excellent storage or exciting potential for future conversion, subject to the necessary planning permissions and consents. To the rear, the property further benefits from a driveway providing off-road parking for several vehicles, a highly desirable feature for a home of this style and location.

Ideally positioned within Midway, Swadlincote, the property enjoys convenient access to a wealth of local amenities including well-regarded schools, supermarkets, convenience stores, healthcare facilities, parks, cafés, and leisure amenities, as well as excellent transport links to Swadlincote town centre, Burton upon Trent, Derby, and surrounding commuter routes.

This exceptional home offers superb versatility and is perfectly suited to a wide range of buyers, including first-time buyers seeking a spacious character property, growing or larger families requiring generous accommodation, and buy-to-let investors looking for a strong rental opportunity. Given the size, layout, and four-bedroom configuration, the property may also lend itself to a potential HMO or multi-let investment opportunity, subject to the relevant consents and local authority requirements.

A rare opportunity to acquire a spacious and characterful home, finished to a high standard throughout.

Important Notice:

Please note that the property is situated adjacent to a commercial premises and also includes an element of flying freehold. As lending criteria can vary between mortgage providers, prospective purchasers are strongly advised to consult with their mortgage advisor or lender at an early stage to confirm the property's mortgage suitability based on their individual circumstances and the lender's specific requirements.

Tenure: Freehold (purchasers are advised to satisfy themselves as to the tenure via their legal representative).

Please note: It is common for property Titles to contain Covenants; a copy of the Land Registry Title is available to view on request. It is quite common for some properties to have a Ring doorbell and internal recording devices.

Property construction: Standard

Parking: Drive

Electricity supply: Mains

Water supply: Mains

Sewerage: Mains

Heating: Gas

(Purchasers are advised to satisfy themselves as to their suitability).

Broadband type: See Ofcom link for speed: <https://checker.ofcom.org.uk/>

Mobile signal/coverage: See Ofcom link <https://checker.ofcom.org.uk/>

Local Authority/Tax Band: South Derbyshire District Council / Tax Band C

Useful Websites: www.gov.uk/government/organisations/environment-agency

Our Ref: JGA/01042026

The property information provided by John German Estate Agents Ltd is based on enquiries made of the vendor and from information available in the public domain. If there is any point on which you require further clarification, please contact the office and we will be pleased to check the information for you, particularly if contemplating travelling some distance to view the property. Please note if your enquiry is of a legal or structural nature, we advise you to seek advice from a qualified professional in their relevant field.

We are required by law to comply fully with The Money Laundering Regulations 2017 and as such need to complete AML ID verification and proof / source of funds checks on all buyers and, where relevant, cash donors once an offer is accepted on a property. We use the Checkboard app to complete the necessary checks, this is not a credit check and therefore will have no effect on your credit history. With effect from 1st March 2025 a non-refundable compliance fee of £30.00 inc. VAT per buyer / donor will be required to be paid in advance when an offer is agreed and prior to a sales memorandum being issued.





Ground Floor



Floor 1



Approximate total area⁽¹⁾

1417 ft²

131.5 m²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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Agents' Notes

These particulars do not constitute an offer or a contract neither do they form part of an offer or contract. The vendor does not make or give and Messrs. John German nor any person employed has any authority to make or give any representation or warranty, written or oral, in relation to this property. Whilst we endeavour to make our sales details accurate and reliable, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information for you, particularly if contemplating travelling some distance to view the property. None of the services or appliances to the property have been tested and any prospective purchasers should satisfy themselves as to their adequacy prior to committing themselves to purchase.

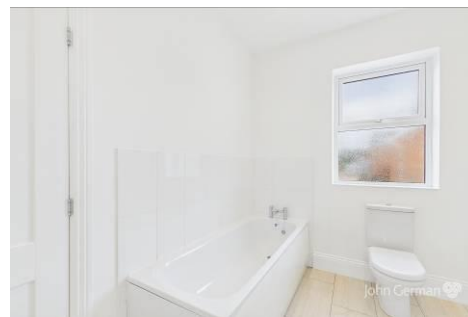
Referral Fees

Mortgage Services - We routinely refer all clients to APR Money Limited. It is your decision whether you choose to deal with APR Money Limited. In making that decision, you should know that we receive on average £60 per referral from APR Money Limited.

Conveyancing Services - If we refer clients to recommended conveyancers, it is your decision whether you choose to deal with this conveyancer. In making that decision, you should know that we receive on average £150 per referral.

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		86 B
69-80	C	79 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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