



Glamorgan Way, Swadlincote



3



2



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£289,950



## Key Features

- Detached Family Home
- Three Double Bedrooms
- Detached Garage & Driveway
- Master Bedroom With En-Suite
- Private Rear Garden
- Immaculately Presented Throughout
- EPC rating C
- Freehold





Newton Fallowell are pleased to be able to offer for sale this immaculately presented three bedroomed detached family home set within the Castle Heights residential estate. Benefitting from three double bedrooms, private rear garden and spacious living areas this property is ideal for any first time buyer or family looking within this area. In brief the accommodation comprises: - entrance hall, dining kitchen, utility room, guest cloak room and spacious lounge. On the first floor a landing leads to the master bedroom with en-suite and built-in wardrobes, two further double bedrooms and family bathroom. Externally the property has a private well landscaped rear garden, spacious driveway and detached single garage.

#### Accommodation In Detail

Composite front door leading to:

#### Entrance Hall

having staircase rising to first floor, thermostat for central heating, LVT wood effect flooring and doorbell chime.

#### Guest Cloak Room 0.94m x 1.49m (3'1" x 4'11")

having low level wc, space saving wash basin with chrome mixer tap, tiled splashback, extractor fan, LVT wood effect flooring and one central heating radiator.

#### Lounge 3.23m x 5.43m (10'7" x 17'10")

having media points, two central heating radiators, LVT wood effect flooring, Upvc double glazed window to front elevation and Upvc double glazed French doors with Upvc double glazed side panels leading out to rear elevation.

#### Dining Kitchen 3.11m x 5.43m (10'2" x 17'10")

having range of base and wall mounted units, wood effect laminate working surface, six ring gas hob, overhead extractor,

electric oven, integrated dishwasher and fridge/freezer, stainless steel sink and drainer with chrome mixer tap, under counter lighting, stone effect tiled flooring, two central heating radiators and Upvc double glazed windows to front and rear elevations.

#### Utility Room 1.7m x 1.68m (5'7" x 5'6")

having base and wall mounted units, wood effect laminate work surface, space for washing machine and fridge/freezer, gas fired boiler, built-in understairs storage cupboard housing consumer unit for electric, stone effect tiled flooring, one central heating radiator and composite frosted double glazed door to rear elevation.

#### On The First Floor

#### Landing

having access to loft space, built-in storage cupboard housing the hot water cylinder, one central heating radiator and Upvc double glazed window to rear elevation.

#### Master Bedroom 3.78m x 4.02m (12'5" x 13'2")

having built-in double wardrobes, thermostat for central heating, one central heating radiator and Upvc double glazed window to front elevation.

#### En-Suite 1.81m x 1.76m (5'11" x 5'10")

having low level wc, pedestal wash basin with chrome mixer tap, walk-in shower cubicle with chrome thermostatic shower over, extractor fan, shaver point, heated towel radiator, tiling around wet areas and frosted Upvc double glazed window to front elevation.

#### Bedroom Two 2.96m x 3.41m (9'8" x 11'2")

having built-in overstairs storage cupboard, one central heating radiator and Upvc double glazed window to front elevation.

#### Bedroom Three 2.78m x 2.25m (9'1" x 7'5")

having one central heating radiator and Upvc double glazed window to rear elevation.





### Family Bathroom 1.95m x 1.91m (6'5" x 6'4")

having low level wc, pedestal wash basin with chrome mixer tap, bath with chrome fittings and thermostatic shower over together with glass shower screen, tiling around wet areas, extractor fan, heated towel radiator and frosted Upvc double glazed window to rear elevation.

### Outside

To the rear of the property is a fully enclosed garden featuring a great sized patio areas for entertaining, large lawned area and benefiting from not being overlooked by neighbouring property. A side gate leads to the tarmac driveway providing parking for two vehicles and leading to a detached single garage. To the front is a courtyard style garden with mature plants and bushes.

### Services

All mains services are believed to be connected to the property.

### Measurement

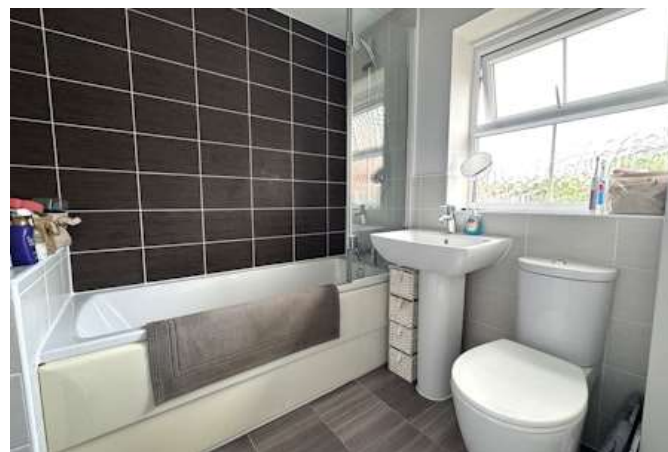
The approximate room sizes are quoted in metric. The imperial equivalent is included in brackets.

### 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.

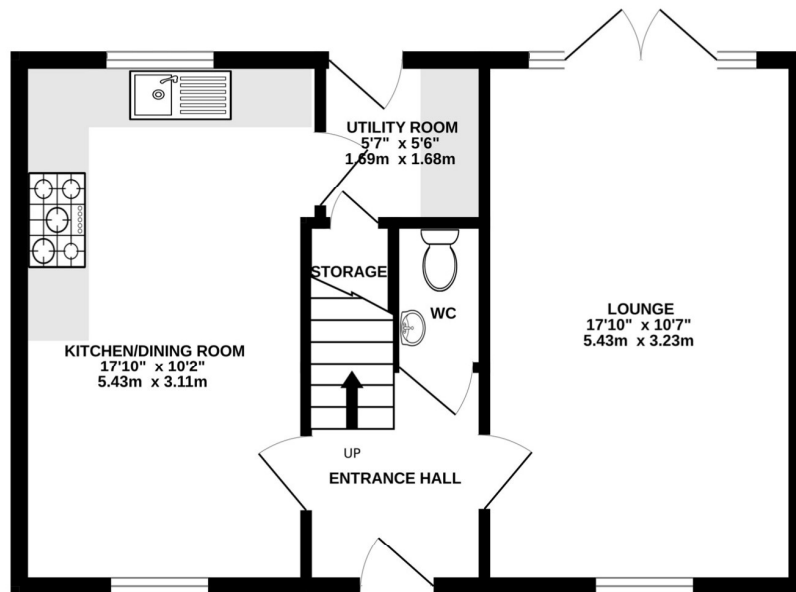




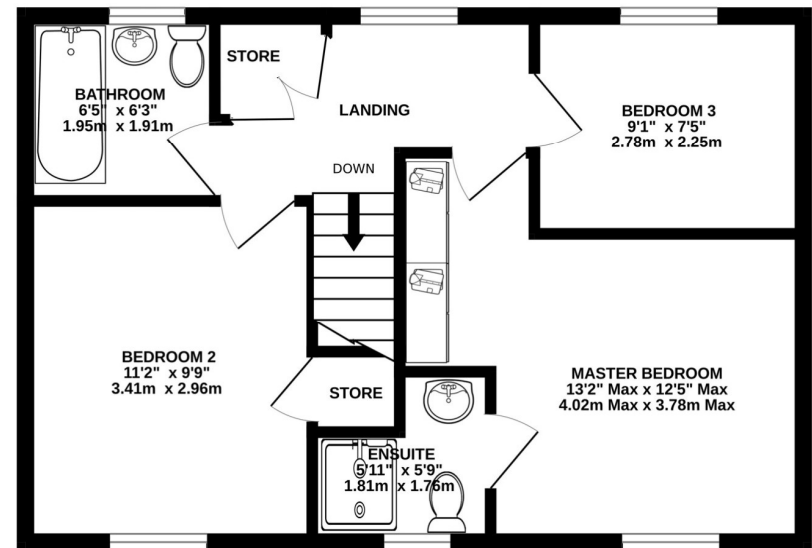




GROUND FLOOR  
469 sq.ft. (43.6 sq.m.) approx.



1ST FLOOR  
469 sq.ft. (43.6 sq.m.) approx.



TOTAL FLOOR AREA : 939 sq.ft. (87.2 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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