



Eureka Road, Midway, Swadlincote,
Derbyshire



4



2



3

£350,000



Key Features

- Extended Detached Home
- Four Bedrooms
- Prominent Road
- Master Bedroom With En-Suite
- Three Reception Rooms
- Large Garden
- EPC rating E
- Freehold





Newton Fallowell are pleased to be able to offer for sale this extended four bedroomed detached family home on a prominent road in a desirable location in Midway. Benefitting from a large two storey extension and further extension to the rear the large living accommodation on offer is ideal for any large family looking for purchase in this location. In brief the accommodation comprises: - entrance hall, lounge, sitting/dining room, kitchen, conservatory, guest cloak room and on the first floor a landing leads to master bedroom with en-suite, two further double bedrooms, single bedroom and a great sized family bathroom. The property sits well within the plot providing plenty of off road parking and to the rear is a great sized rear garden, large paved patio areas and terrace and the second half of the garden being used as a vegetable patch/allotment. The property also benefits from a recently installed, high efficiency central heating and water system, also there are south facing solar panels which reduce the living cost and provides a source of income. Viewings are highly recommended.

Accommodation In Detail

Upvc double glazed door leading to:

Entrance Hall

having staircase rising to first floor, controls for central heating, LVT wood effect flooring, one central heating radiator and steps lead down to the utility basement.

Guest Cloak Room 1.27m x 2m (4'2" x 6'7")

having low level wc with hidden cistern, vanity wash basin with chrome mixer tap, shelves and hooks for storage and coats, extractor fan, vinyl tile effect flooring, one central heating radiator and frosted Upvc double glazed window to front elevation.

Lounge 3.65m x 3.21m (12'0" x 10'6")

having log burner with tiled hearth, engineered wood flooring, one central heating radiator and Upvc double glazed bay window to front elevation.

Sitting/Dining Room 3.96m x 5.9m (13'0" x 19'5")

having feature fireplace with space for log burner or pellet stove, tv aerial and media points, carpet to floor, one central heating radiator, Upvc double glazed patio doors to rear elevation and Upvc double glazed full height window to rear.

Kitchen 2.8m x 2.49m (9'2" x 8'2")

having range of base and wall mounted units, laminate work top, four ring electric hob with extractor over, composite sink and drainer with chrome mixer tap, single oven, space for dishwasher and double doors leading through to:

Conservatory 3.01m x 3.01m (9'11" x 9'11")

having wood effect laminate flooring, two Upvc double glazed windows to rear elevation and Upvc double glazed door leading out to rear patio.

Utility Basement 1.28m x 1.85m (4'2" x 6'1")

having power, lighting, plumbing for washing machine and tumble dryer and further storage.

On The First Floor

Galleried Style Landing

having feature handrail and spindles, access to loft space, meter for solar panels, one central heating radiator and Upvc double glazed window to front elevation.



Master Bedroom 3.94m x 3.67m (12'11" x 12'0")

having built-in wardrobes and storage, carpet to floor, one central heating radiator and Upvc double glazed window to rear elevation.

En-Suite 0.96m x 2.67m (3'1" x 8'10")

having low level wc, pedestal wash basin with chrome tap, walk-in shower cubicle with concertina door and chrome thermostatic shower, full tiling to shower area, light-up mirror, extractor fan, chrome heated towel radiator and frosted Upvc double glazed window to rear elevation.

Bedroom Two 3.21m x 3.65m (10'6" x 12'0")

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

Bedroom Three 2.87m x 3.6m (9'5" x 11'10")

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

Bedroom Four 2.88m x 2.04m (9'5" x 6'8")

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

Family Bathroom 1.72m x 2.62m (5'7" x 8'7")

having low level wc, vanity wash basin with chrome mixer tap, bath with chrome hand held shower, quadrant shower cubicle with chrome waterfall shower and hand held shower, full tiling complement, down-lighters, light-up mirror, extractor fan, vinyl flooring, chrome heated towel radiator and frosted Upvc double glazed window to rear elevation.

Outside

To the front of the property there is a two car tarmac driveway which leads to a garage roller shutter door leading to the carport which provides further parking. To the rear is an enclosed garden with large paved patio area leading to a large raised decked area which is ideal for entertaining. Steps lead to a further paved patio area, a large lawned area, number of fruit trees, well established garden shed, a further path leads to the second half of the garden which is used as a vegetable patch, there is a wooden greenhouse and further garden shed.



Carport 3.07m x 5.57m (10'1" x 18'4")

having storage, consumer unit for electrics, gas and electric meter, outdoor tap and leads to double garage doors leading to:

Garage 2.68m x 4.51m (8'10" x 14'10")

having storage, power, lighting, inspection pit and wooden single glazed door and window to side elevation.

Extra Features

There is a great sized loft space with natural light through a Velux window. Fully south facing, privately owned, solar panels to reduce the running costs of the property.

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

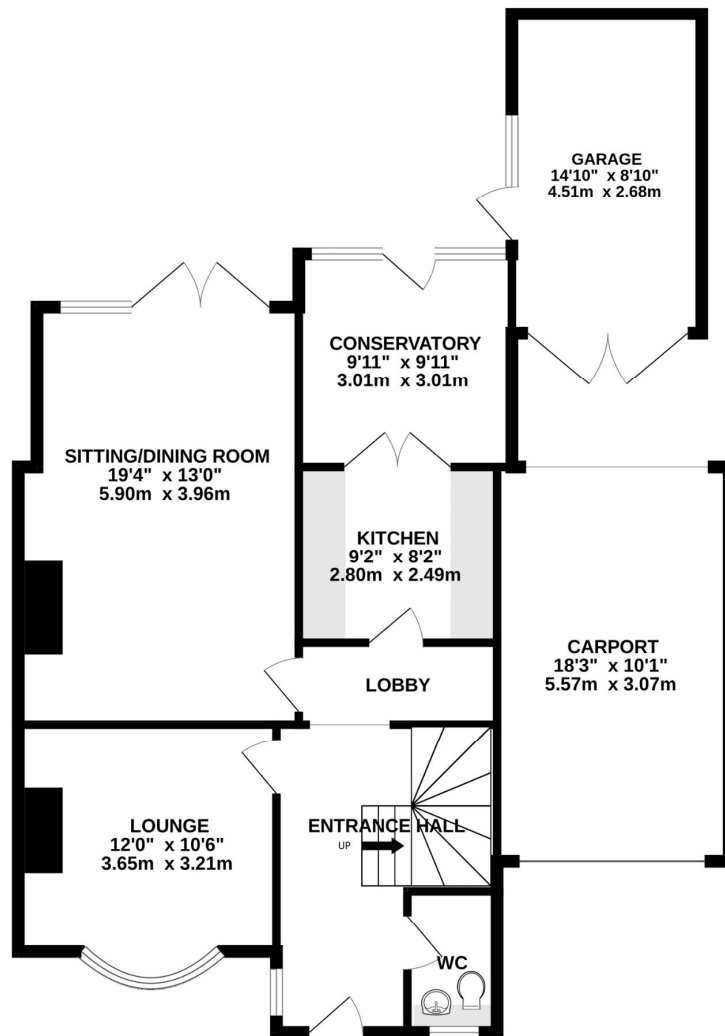
Freehold - with vacant possession upon completion. Newton Fallowell recommend that purchasers satisfy themselves as to the tenure of the property and we would recommend that they consult a legal representative such as a Solicitor appointed in their purchase.

Note

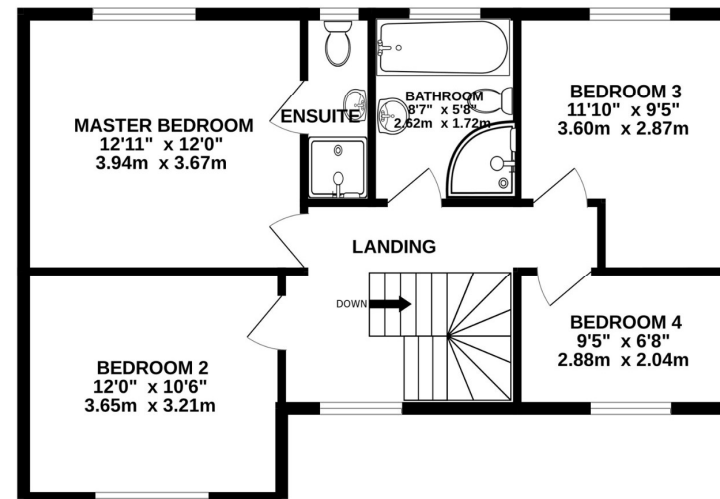
The services, systems and appliances listed in this specification have not been tested by Newton Fallowell and no guarantee as to their operating ability or their efficiency can be given. Anti-Money Laundering Regulations – Intending purchasers will be required to provide identification documents via 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
1044 sq.ft. (97.0 sq.m.) approx.



1ST FLOOR
653 sq.ft. (60.6 sq.m.) approx.



TOTAL FLOOR AREA : 1696 sq.ft. (157.6 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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