



**Rosecroft Gardens, Swadlincote, DE11 9AF**

**£174,950**

**Bedrooms: 2 | Bathrooms: 1 | Receptions: 1**

CADLEY CAULDWELL are pleased to offer to the market this semi-detached property in a QUIET CUL-DE-SAC location, with NO CHAIN and comprising two bedrooms, family bathroom, living room, kitchen/diner, conservatory, driveway providing off-street parking and enclosed rear garden; EARLY VIEWING is HIGHLY RECOMMENDED. The property benefits gas central heating and double glazing.

To arrange your viewing contact CADLEY CAULDWELL on 01283-217251.

Freehold/Council tax: A/EPC: D

### Entrance Hall

**Living Room** - 4.09m x 3.05m (13'5" x 10'0")

**Kitchen / Diner** - 2.82m x 4.06m (9'3" x 13'4")

**Kitchen Cupboard** - 0.31m x 0.89m (0.6'5" x 2'11")

**Conservatory** - 0.14m x 2.21m (0.11'4" x 7'3")

**Stairs & Landing** - 1.65m x 1.91m (5'5" x 6'3")

**Bedroom 1** - 3.28m x 4.09m (10'9" x 13'5")

**Bedroom 2** - 2.9m x 2.11m (9'6" x 6'11")

Measurements exclude wardrobe depth.

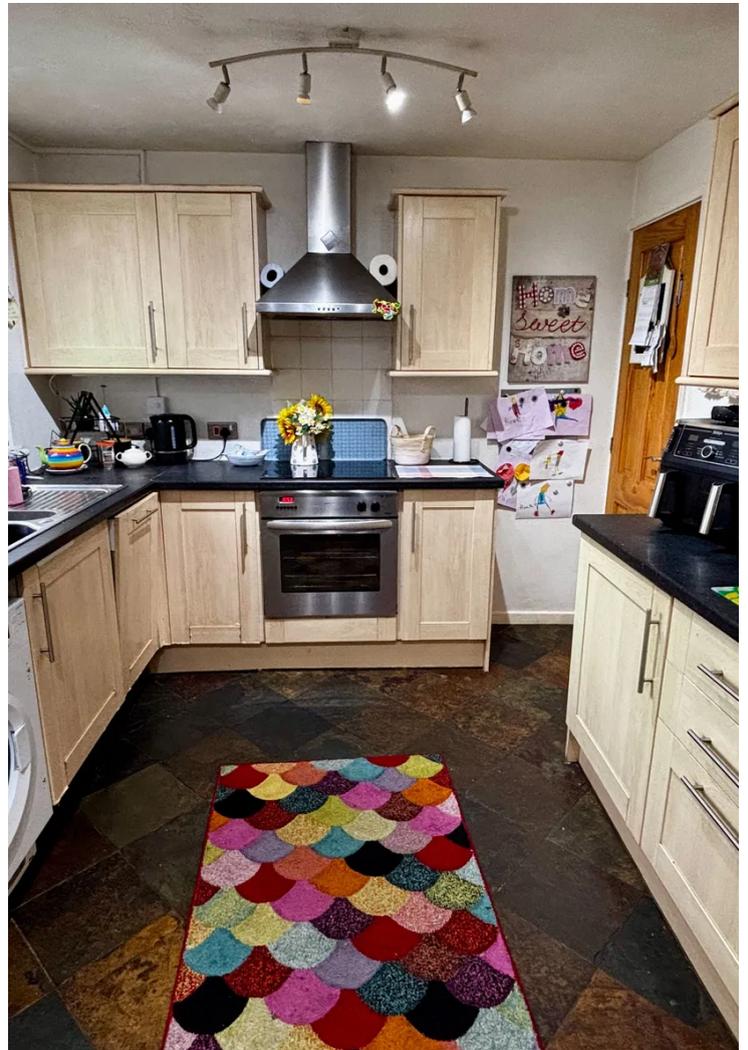
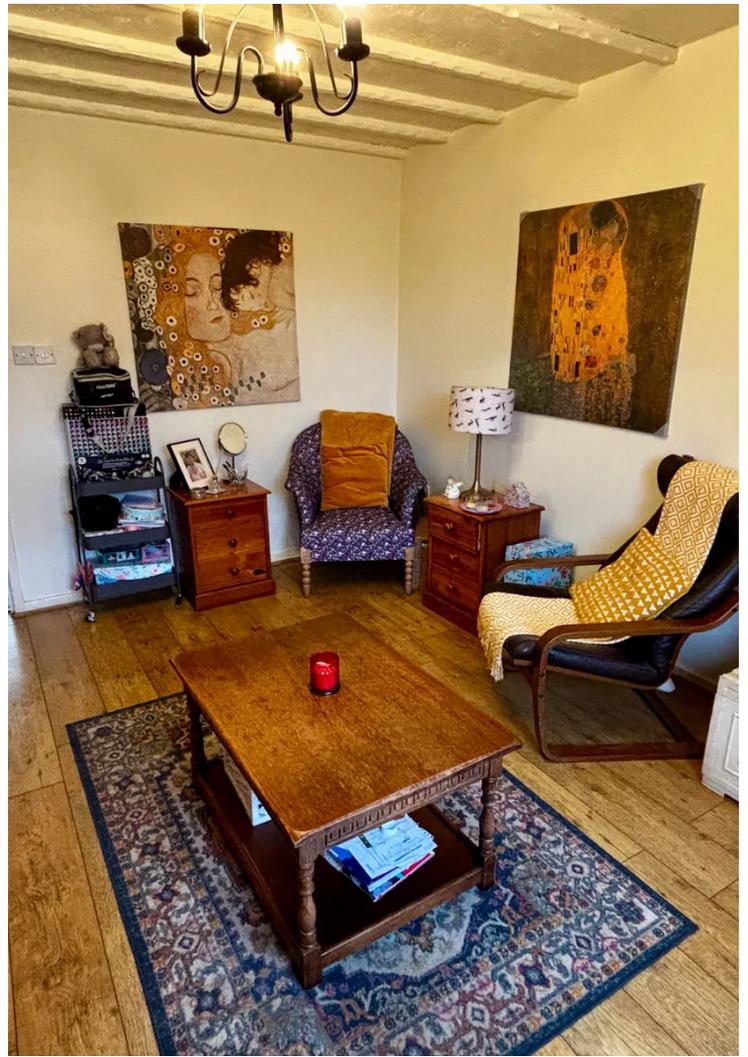
**Bathroom** - 1.91m x 1.88m (6'3" x 6'2")

### To the Front

Forecourt area laid to lawn bordered with miscellaneous shrubs and planting with decorative gravel. Driveway leading to side of property providing off-street parking, gated access to rear.

### To the Rear

Enclosed rear garden, paved patio / seating area, miscellaneous shrubs and planting, wooden storage shed, gated access to front of property.







## Cadley Cauldwell

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