



**** Modernised Semi Detached ** Generous Plot ** Three Bedrooms ****

A well-presented three-bedroom semi-detached home positioned within a desirable cul-de-sac location, offering a driveway, modern fitted kitchen and spacious rear lounge with French patio doors opening onto an extensive rear garden.

The property benefits from gas central heating and UPVC double glazing throughout, with accommodation including entrance hallway, lounge, fitted kitchen, three bedrooms and a family bathroom. Ideally suited to first or second-time buyers, conveniently located within easy reach of Swadlincote Town Centre and well positioned between Ashby-de-la-Zouch and Burton-on-Trent. Viewing is strictly by appointment only.

The Accommodation

A delightful semi-detached home occupying a desirable cul-de-sac position, this well-presented property is set back from the road behind a front driveway and lawned garden, making it an ideal purchase for the first or second-time buyer. A front entrance door leads into the welcoming reception hallway, where there is a staircase rising to the first-floor accommodation, a single radiator, a useful below-stairs storage cupboard, and laminate flooring which continues through into the rear lounge.

Positioned on the rear elevation, the lounge is a comfortable and well-proportioned reception space, featuring laminate flooring, a wall-mounted electric fire, radiator, UPVC double-glazed window, and French patio doors opening out onto the extensive rear garden. The modern fitted kitchen is well equipped with a stainless steel one-and-a-half bowl single drainer sink unit, a selection of fitted base cupboards and drawers with matching eye-level wall units, built-in stainless steel oven, four-ring electric hob with extractor hood above, concealed fridge and freezer, and freestanding appliance space with plumbing for a washing machine. The kitchen also benefits from a double radiator, UPVC double-glazed window, and side access door.

To the first floor, the landing has an airing cupboard housing the gas-fired combination boiler supplying the domestic hot water and central heating system, together with access to the loft space. The master bedroom is positioned to the rear of the property and enjoys a pleasant outlook over the extensive rear garden through two UPVC double-glazed windows, with a radiator. There is a second bedroom to the front elevation, again with radiator and window, along with a third single bedroom also positioned to the front. Completing the accommodation is the fitted family bathroom, offering a three-piece white suite comprising WC, hand wash basin, and panel bath with thermostatic shower above, complemented by light grey wall tiling, a heated towel rail, and UPVC double-glazed window.

Outside, the property has a driveway to the front together with a lawned fore garden, while gated side access leads through to the extensive enclosed rear garden, enjoying a paved patio area, lawn, and fenced boundaries. Conveniently located within easy reach of Swadlincote Town Centre and well placed between the market towns of Ashby-de-la-Zouch and Burton-on-Trent, this attractive home offers comfortable living accommodation in a popular residential setting.

All viewings are strictly by appointment only.

Move With Us

This property is being marketed on behalf of a third-party marketing company, "Move With Us" you will be required to provide your contact details to them,



for them to progress the purchase and they will be taking responsibility for your ID / AML and source of fund checks necessary to purchase this property. A charge of £49 + VAT (£58.80) will be payable once your offer has been accepted, taken over the phone during the company's compliance call to you, as the potential purchaser. Charges in relation to AML reflected in the Nicholas Humphreys marketing and within the brochure for the property, do not apply in this instance, as Move With Us will be acting as the agent, and taking the associated cost.

Property construction: Standard

Parking: Drive

Electricity supply: Mains

Water supply: Mains

Sewerage: Mains

Heating: Mains Gas

Council Tax Band: B

Local Authority: South Derbyshire Borough Council

Broadband type: TBC - See Ofcom link for speed:

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

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

Useful Websites:

www.gov.uk/government/organisations/environment-agency

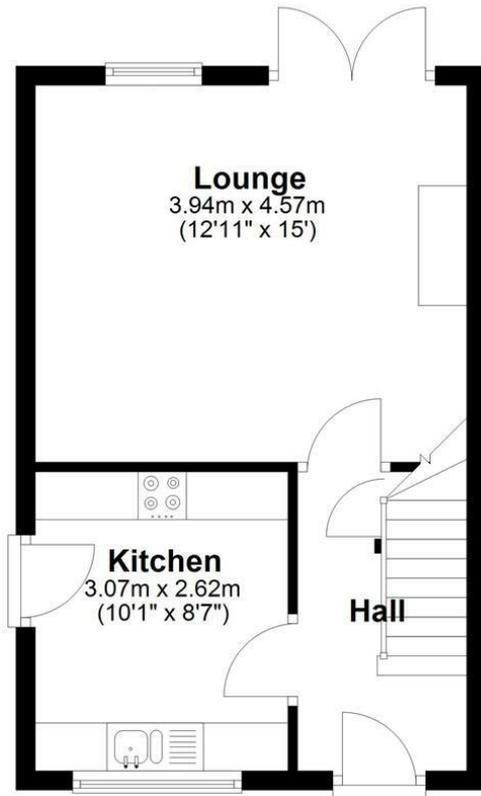
An on-site management fee may apply to all modern or new developments.

Please ensure you have viewed the agent's full PDF branded brochure for full information, selective licence areas and charges regarding the proposed purchase of the property and not rely on third party website information supplied before actioning the purchase process.

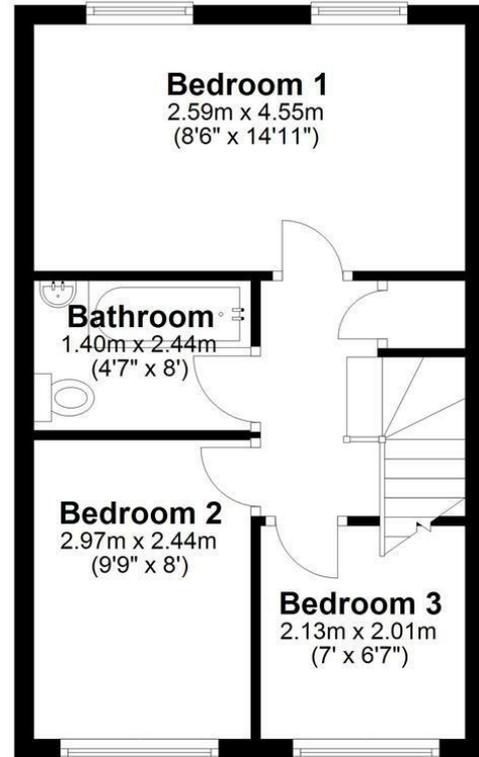
The property information provided by Nicholas Humphrey Estate Agents is based on enquiries made of the vendor and from information available in the public domain. If there is any point on which you require further clarification, please contact the office and we will be pleased to check the information for you. 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. Draft details awaiting vendor approval and subject to change



Ground Floor

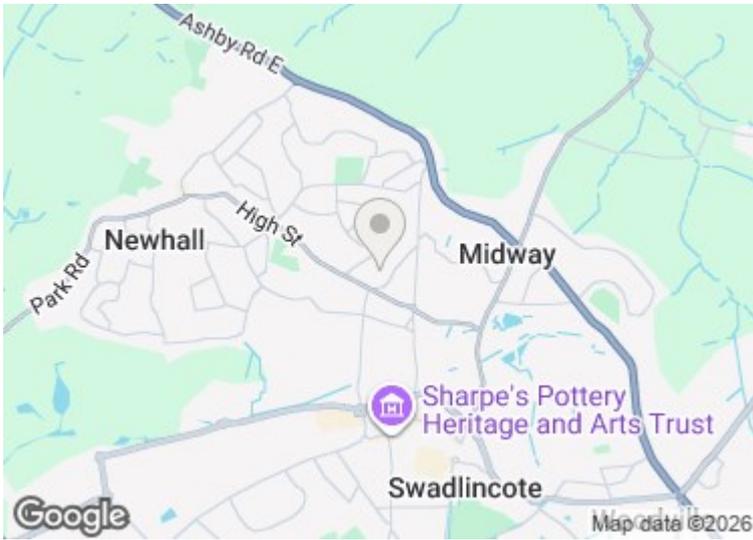


First Floor



NICHOLAS HUMPHREYS. This Floorplan is for illustrative purposes only and while reasonable efforts have been made to ensure its accuracy, it is not to scale and measurements should not be relied upon. For display and layout purpose only used by NICHOLAS HUMPHREYS, as a general indication of the layout. It does not form any part of any contract or warranty.
Plan produced using PlanUp.

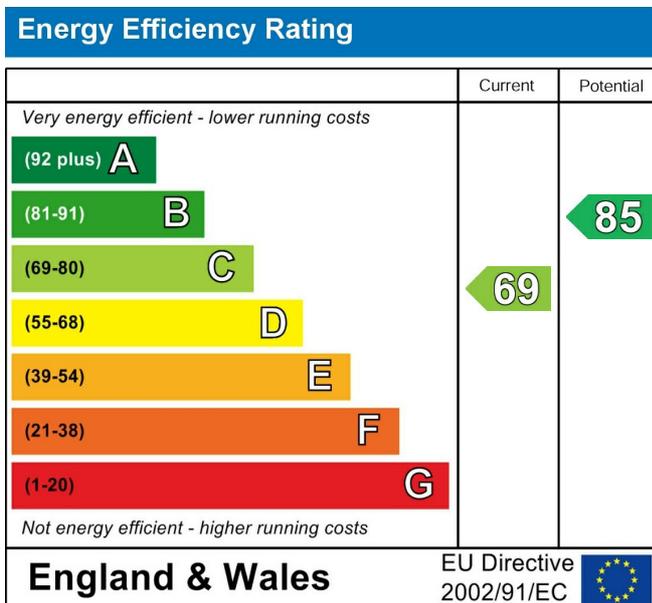




This Brochure consists of 6 pages, please ensure you have read all pages before proceeding with your proposed purchase.

Council Tax Band B

Freehold



Important Notes, Charges & Selective Licence Areas

AML & ID Verification Checks & Charges. In accordance with our legal obligations under the Money Laundering Regulations 2017, and the Protecting Against Money Laundering and Proceeds of Crime Act 2002, we are required to carry out Anti-Money Laundering (AML) identity verification and source-of-funds checks on all purchasers and, where applicable, any third-party cash donors once an offer has been accepted on a property. We use "Thirdfort" to complete these checks. This process does not involve a credit check and will therefore have no impact on your credit history. With effect from 1st March 2026, a non-refundable compliance fee of £30.00 + VAT (£36.00 including VAT) will be payable per person, per transaction, covering AML checks for purchasers and/or cash donors. This fee must be paid in advance, once an offer is agreed and prior to a sales memorandum being issued.

Where there is more than one purchaser and/or cash donors, an additional fee of £36.00 including VAT per additional person will be required. The compliance fee is non-refundable, as the checks are undertaken immediately upon instruction and the associated costs are incurred regardless of whether the transaction proceeds to completion. This applies whether the sale or purchase falls through due to the actions of the purchaser, the vendor, or for any other reason.

Services. If & where stated in the details main's water, gas and electricity are understood to be available to the property, none of these have been tested or investigated for connection, nor any of the appliances attached thereto, have been tested by Nicholas Humphreys, who gives no warranties as to their condition or working order.

Floor Plans. To be used as an illustrative purpose only and while reasonable efforts have been made to ensure its accuracy, it is not to scale and measurements should not be relied upon. The company displays the floor plan as a general indication of layout and it does not form any part of any contract or warranty and provides an approximate guide to layout.

Survey. We advise all buyers to undertake their own investigations into the condition of the property and surroundings by an independent survey. We the Agent do not conduct a survey of the property and cannot advise on structural defects or materials used. Independent advice is required before exchange and completion.

Agent Note. Whilst every care has been taken in preparation of these details, they are for guidance purpose only. All measurements are approximate, and whilst every care has been taken for accuracy, their accuracy should not be relied upon. Buyers are advised to recheck measurements and inspect the property before exchange of contracts to confirm they are satisfied with the condition of the property and surroundings before completion of the purchase. New development sites are increasingly implementing an on-site annual management charge, all sale of property could be subject to this charge, to be verified & confirmed by your acting solicitor/ conveyancer before exchange of contracts.

Selective Licence Areas. The Council's Selective Licensing Scheme requires all landlords who privately rent out properties within the designated areas to obtain a licence from the council. Within Burton on Trent the following streets have been designated: Blackpool Street, Branston Road, Broadway Street, Goodman Street, King Street, Queen Street, Shobnall Street, Uxbridge Street & Waterloo Street. A license fee for application will be payable and work to the home maybe required. Full information: <https://www.eaststaffsbc.gov.uk/housing-and-property/landlords/selective-licensing-scheme>