







**\*\*INTERNAL VIEWING HIGHLY  
RECOMMENDED\*\***

**\*\*\* MODERN THREE STOREY,  
THREE BEDROOM HOME \*\*\*\* EN  
SUITE & BATHROOM \*\*\*** Well  
presented property in a great  
location close to Swadlincote town  
centre. The property benefits from  
upvc double glazing and a gas  
heating system and in brief offers a  
hall, lounge and a fitted dining  
kitchen with doors onto the  
garden, guest cloakroom. The first  
floor offers two bedrooms and a  
family bathroom and the second  
floor offers the master bedroom  
and an en suite shower room.  
Enclosed rear garden and rear  
parking for 2 cars.



**ABODE**  
SALES & LETTINGS



## HALL

Entrance door into the hall with a radiator, stairs to first floor and a door to -

## LOUNGE

Upvc double glazed window to the front television, radiator, under stairs storage cupboard and doors to -

## CLOAKROOM

Low flush WC, wash hand basin and a radiator.

## KITCHEN DINER

Fitted wall mounted, base and drawer units with work surfaces and a sink and drainer unit. Fitted oven and hob with extractor, integrated dishwasher, fridge freezer and plumbing and space for a washing machine. Upvc double glazed window and double doors onto the garden and a radiator.

## FIRST FLOOR LANDING

Upvc double glazed window to the front elevation and stairs to the second floor.

## BEDROOM

Fitted wardrobes, upvc double glazed window to the rear elevation and a radiator.

## BEDROOM

Upvc double glazed window to the front elevation and a radiator.



## BATHROOM

Panel enclosed bath, low flush wc, wash hand basin and radiator.

## SECOND FLOOR

Door to -











## MASTER BEDROOM

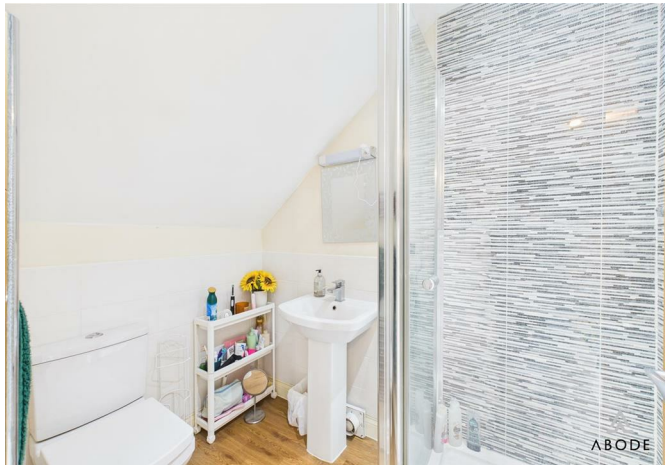
Upvc double glazed window to the rear elevation, radiator and door to the en suite .

## EN SUITE

Enclosed shower, wash hand basin, low flush wc, extractor fan and a radiator.

## OUTSIDE

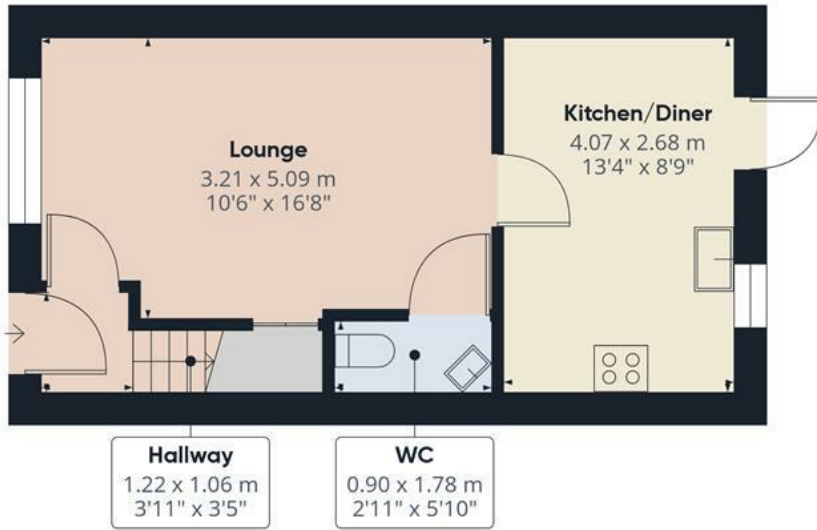
Enclosed rear garden with patio and artificial lawn. Garden shed and a rear gate giving access to 2 side-by-side parking spaces.



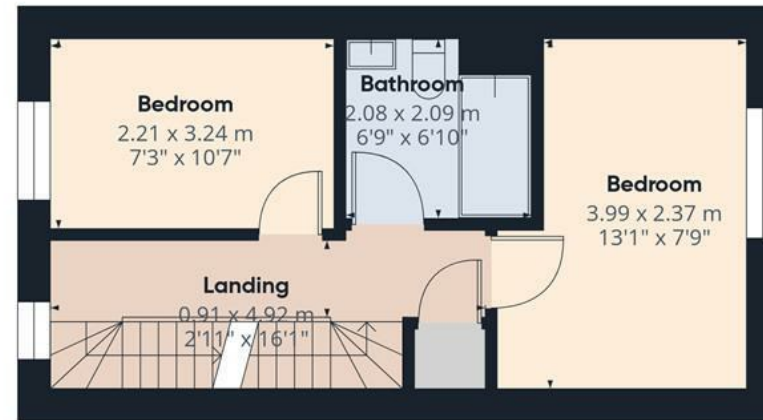








Floor 0



Floor 1

Approximate total area<sup>(1)</sup>

76.9 m<sup>2</sup>

828 ft<sup>2</sup>

Reduced headroom

2.2 m<sup>2</sup>

24 ft<sup>2</sup>

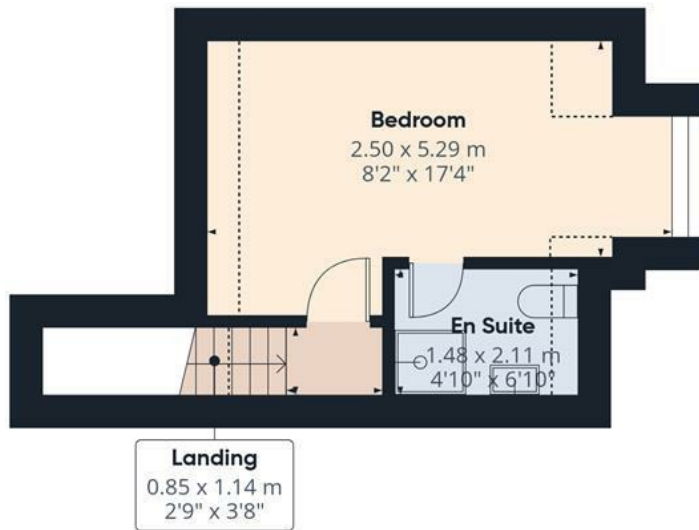
(1) Excluding balconies and terraces

Reduced headroom

Below 1.5 m/5 ft

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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Floor 2

