





**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.



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

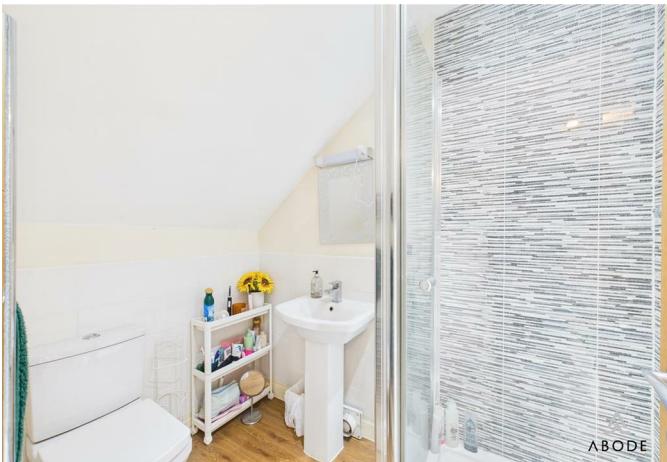
Upvc double glazed window to the rear elevation, radiator and door to the en suite .

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.



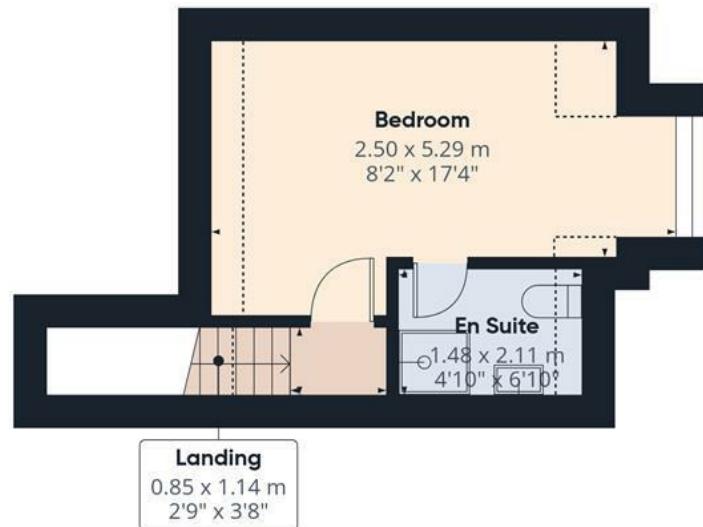




Floor 0



Floor 1



Floor 2

Approximate total area⁽¹⁾

76.9 m²
828 ft²

Reduced headroom

2.2 m²
24 ft²

(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.

GIRAFFE360

