



**\*\* Semi Detached \*\* Generous Plot \*\* Driveway For Three Cars \*\* Open Plan Lounge Diner \*\***

Vale Road, Midway is a spacious three-bedroom family home set back from the road with driveway parking for up to three vehicles. The property features an open-plan lounge diner, fitted kitchen with larder cupboard and built-in appliances, utility area, guest WC, and a generous rear garden with patio area and timber workshop/shed.

The First Floor has three good size bedrooms with a fitted bathroom offering a four piece bathroom suite.

The loft has been boarded and includes a skylight window, offering versatile storage or hobby space. Ideally located for Swadlincote amenities. Viewing strictly by appointment.



#### The Accommodation

The accommodation begins with a UPVC double glazed front entrance door leading into an entrance porch, with a UPVC double glazed window to the front elevation enjoying views across the front garden. An internal door opens into the entrance hallway, which has a single radiator, UPVC double glazed window to the side elevation with a useful meter cupboard, and staircase rising to the first floor accommodation. From the hallway, a door opens into the open-plan lounge diner.

The lounge diner is a spacious dual-aspect room enjoying natural light from both front and rear elevations, offering ample space for soft furnishings and a formal dining area. The room features a wall-mounted gas fire and radiators, with views over the gardens.

The kitchen is fitted with a range of base cupboards and matching eye-level wall units, with preparation work surfaces incorporating a stainless steel single drainer sink unit with mixer tap. Appliances include a built-in oven with four-ring electric hob, built-in dishwasher, and further space for a fridge freezer. A particular feature is the useful walk-in understairs larger cupboard, providing excellent storage. The kitchen also has a radiator and access through into the rear lobby.

The rear lobby has a UPVC double glazed sliding patio door opening directly onto the rear garden, making it an ideal everyday entrance. Also located here is the wall-mounted gas fired combination boiler, supplying the domestic hot water and central heating system. The lobby provides access through to a utility area offering freestanding appliance spaces for both a washing machine and tumble dryer. Completing the ground floor accommodation is a guest WC, housing a low level WC.

To the first floor, the landing has a UPVC double glazed window to the side aspect, with internal doors leading into the bedrooms and bathroom. The master bedroom is positioned on the front elevation and benefits from a UPVC double glazed window and radiator. A second double bedroom is located to the rear elevation, also with radiator. The third bedroom is a single room positioned to the front elevation, with a radiator and access door leading through into the loft space.

The bathroom is fitted with a three-piece white suite comprising low level WC, hand wash basin and panel bath, and also includes a separate walk-in shower enclosure fitted with an electric shower. With a UPVC double glazed window, radiator, and built-in storage cupboard, the bathroom is practical and well laid out for family use.

A further notable feature is the loft space, which has been boarded and includes a skylight window allowing for natural light, making it ideal not only for storage but also offering potential as a versatile office or hobby space.

Externally, the property is set well back from the road behind a driveway and front garden, with side access leading around to the rear. The rear garden is generous in size, incorporating a paved patio area ideal for outdoor seating, lawn garden and fenced boundaries. The garden also benefits from a timber constructed purpose-built tool shed/workshop, providing excellent additional storage and workspace.

The property is well placed for access to Swadlincote town centre amenities, local schools and transport links, with all viewings strictly by appointment only.

Front Porch

Hallway

Guest Cloakroom

Lounge Area

14'10 x 11'10

Dining Area

11'2 x 9'5

Kitchen

10'11 x 9'0

Utility Area

6'5 x 5'8

Bedroom One

14'1 x 10'3

Bedroom Two

10'11 x 10'7

Bedroom Three

9'0 x 8'6

Bathroom

8'2 x 6'9

Driveway & Gardens

Awaiting EPC inspection

Property construction: Standard

Parking: Drive

Electricity supply: Mains

Water supply: Mains

Sewerage: Mains

Heating: Mains Gas

Council Tax Band: A

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](http://www.gov.uk/government/organisations/environment-agency)

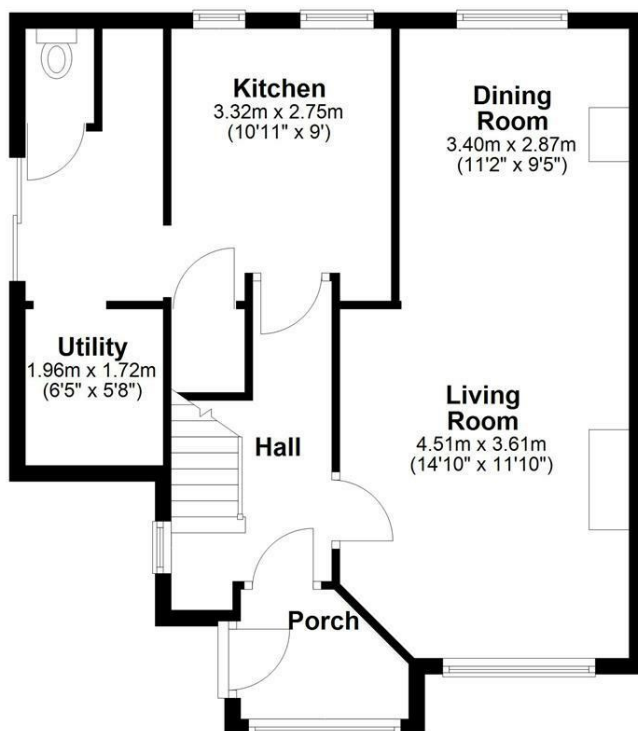
An on-site management fee may apply to all modern or new developments.

Please ensure that you have viewed the agent's full PDF brochure for full details of the property, and do not rely on third party websites or advertisements for full information of the home before instruction of a solicitor/conveyancer on the purchase of the property. 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. The utility, lobby and WC are located in the original outbuilding of the property beneath a solid concrete roof.

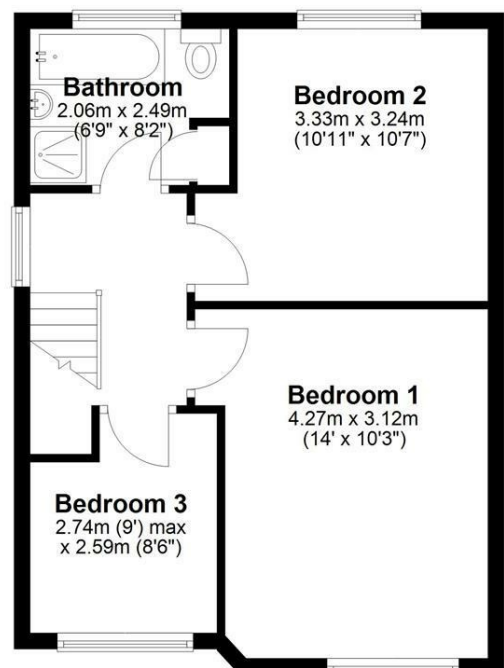
Draft details awaiting vendor approval and subject to change



**Ground Floor**




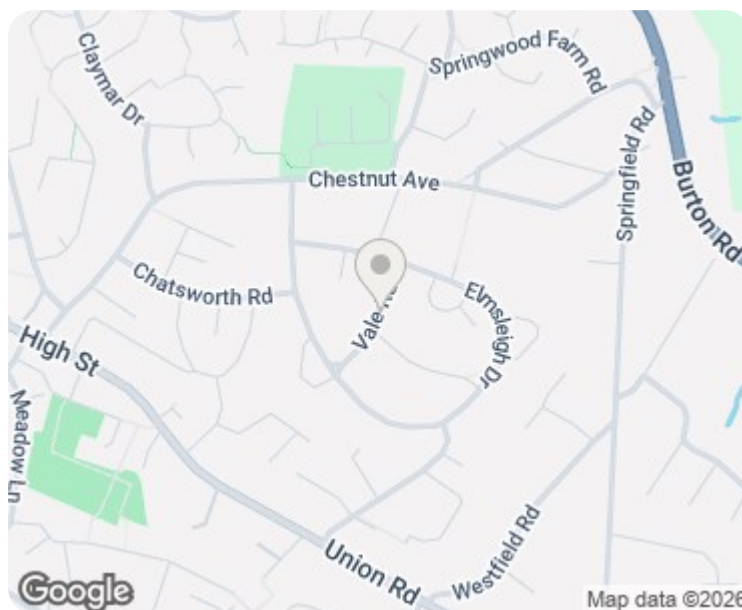
**First Floor**





## Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	



## Council Tax Band A Freehold

**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.

**Money Laundering.** Under the Protecting Against Money Laundering and Proceeds of Crime Act 2002, we must point out that any successful purchasers proceeding with the purchase will be asked for identification ie: Passport, Driving Licence, and recent Utility Bill. This evidence will be required prior to solicitors being instructed in the purchase of a property.

**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 License 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, Branstons 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>

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