



**** Modern Mid Town House ** Generous Accommodation ** Rear Aspect Lounge ****

This modern mid-townhouse is located in a contemporary cul-de-sac in Swadlincote, offering stylish and well-maintained accommodation throughout.

The home features a welcoming entrance hallway, a guest cloakroom, a front-facing open-plan dining kitchen with gloss units and integrated appliances, and a spacious rear lounge with French doors opening onto a low-maintenance garden.

To the first floor, there are three bedrooms, including a generous master overlooking the rear garden, and a contemporary family bathroom. Outside, the property benefits from a double-width driveway and rear access. Conveniently situated close to local amenities and Gresley Park, viewings are by appointment only.

The Accommodation

A modern mid-townhouse situated within a contemporary cul-de-sac residential setting, this well-presented home offers UPVC double glazing and gas central heating throughout. Upon entry, a front door opens into a welcoming reception hallway with laminate flooring, radiator, and stairs rising to the first floor. A door leads to the guest cloakroom, fitted with a low-level WC and hand wash basin.

Positioned at the front of the property is an open-plan fitted dining kitchen, boasting a stylish range of white gloss-fronted base units, drawers, and matching wall-mounted cupboards. The kitchen includes a built-in oven with four-ring gas hob and extractor hood, space for a fridge-freezer, plumbing and appliance space for a washing machine, and space for a tumble dryer. There are inset ceiling spotlights, a wood-effect floor finish, a double radiator, and a UPVC double glazed window to the front elevation.

To the rear, the spacious lounge offers ample room for soft furnishings and dining furniture, complemented by a useful under-stairs storage cupboard. French doors, flanked by glazed side panels, open directly onto the private rear garden.

The first floor features a generous master double bedroom overlooking the rear garden via two UPVC double glazed windows. Two further bedrooms sit at the front of the home, with the third bedroom benefiting from a built-in storage cupboard. The centrally located family bathroom is fitted with a modern white three-piece suite including a low-level WC, hand wash basin, and panelled bath with electric shower over, glass screen, and complementary wall tiling.

Externally, the home is set back behind a double-width driveway offering ample off-road parking. The rear garden is designed for low maintenance, featuring a paved patio, artificial lawn, and timber-fenced boundaries. A rear gate provides right-of-access.

Ideally located within walking distance of Swadlincote town centre and the popular Gresley Park, the property enjoys easy access to a wealth of local amenities. Internal viewings are strictly by appointment only.

Hallway

Lounge Diner
16'3 max x 11'7 max

Kitchen Diner
11'6 max x 11'6 max

Guest Cloakroom

First Floor

Master Bedroom
16'3 x 8'3

Bedroom Two
11'8 x 8'9

Bedroom Three
8'9 x 7'3

Bathroom
9'4 max x 6'8 max

Driveway & Garden

Property construction: Standard

Parking: Driveway

Electricity supply: Mains

Water supply: Mains

Sewerage: Mains

Heating: Mains Gas

Council Tax Band: B

Broadband type: TBC - See Ofcom link for speed:

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

<https://checker.ofcom.org.uk/>

Local Authority: South Derbyshire

An on site estate fee may apply to all modern and new developments.

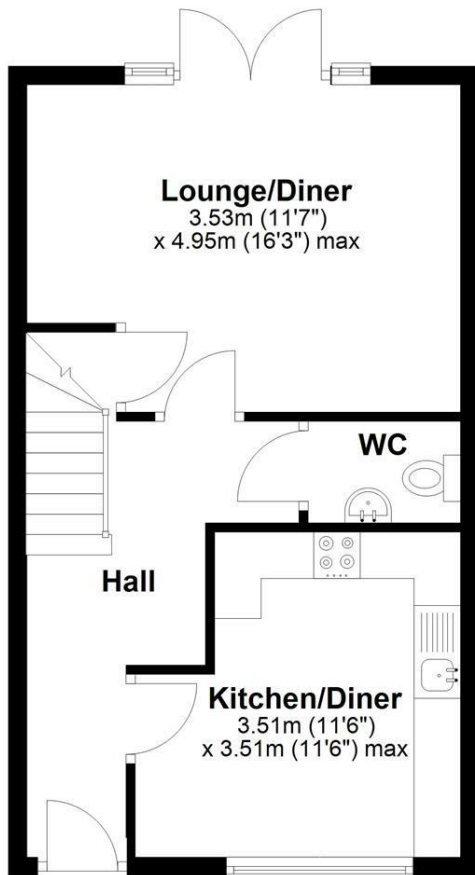
Useful Websites: www.gov.uk/government/organisations/environment-agency

Please ensure you have viewed the agent's full PDF branded brochure for full information regarding 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.

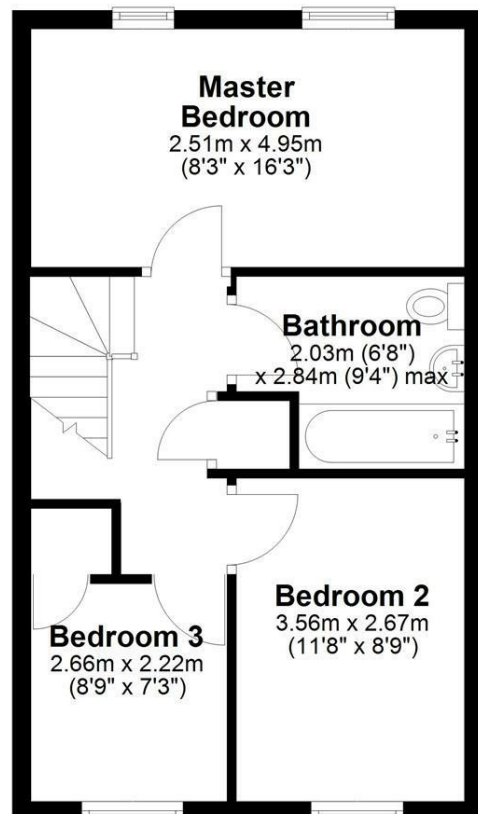




Ground Floor



First Floor





Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		96
(81-91) B	85	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	



Council Tax Band B 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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