

Springfield Road

Midway, Swadlincote, DE11 0BY



This traditional semi-detached property has been generously extended to the rear and also benefits from a spacious driveway with parking for multiple vehicles, detached garage, rear garden and open plan lounge/diner.

£235,000



John German

Set back from the road with a sizeable block paved driveway to the front, a double-glazed entrance door opens into a large entrance hall where stairs rise to the first floor with useful under stairs storage cupboard providing a utility space.

Additional doors lead off the hall to the lounge/diner as well as the family bathroom, which comprises a modern white suite with contrasting grey vanity suite, hosting a bath and shower over, low level WC and hand wash basin.

The lounge/diner is an impressive space, with double glazed window to the front aspect and feature arch recesses. A doorway leads through to the extended and refitted kitchen, which is smartly presented with a range of white eye level and base units, with white granite work surfaces over incorporating double stainless steel sinks with pull out extendable tap and a waterfall island. Integrated appliances include dishwasher, fridge freezer, oven, microwave and overhead extractor hood. Double patio doors open out into the rear garden and a skylight lets natural light flood into the room.

Upstairs, the first floor landing gives access to three good sized bedrooms and loft access point.

The master bedroom is situated to the front aspect with an over stairs recess hosting a WC and hand wash basin with tiled splashback. The second bedroom is situated to the rear, has useful built in storage and houses the boiler. The third bedroom overlooks

the rear garden, with double glazed window looking out, providing a good sized single bedroom or offering potential for use as a home office/study.

Outside, the west facing rear garden is an excellent size and enjoys afternoon into evening sunshine, with open rear aspect providing privacy. There is a patio to the immediate rear providing a space for hosting guests, with the lawned area having maintained borders in addition to a further patio area at the rear of the garden, with space for a summerhouse/shed.

A shared driveway gives access around the side of the property, with oversized detached garage (approx. 18ft long) having double doors to the front, a workshop area, lighting and power points. Behind the garage is a brick built tool shed.

Tenure: Freehold (purchasers are advised to satisfy themselves as to the tenure via their legal representative).

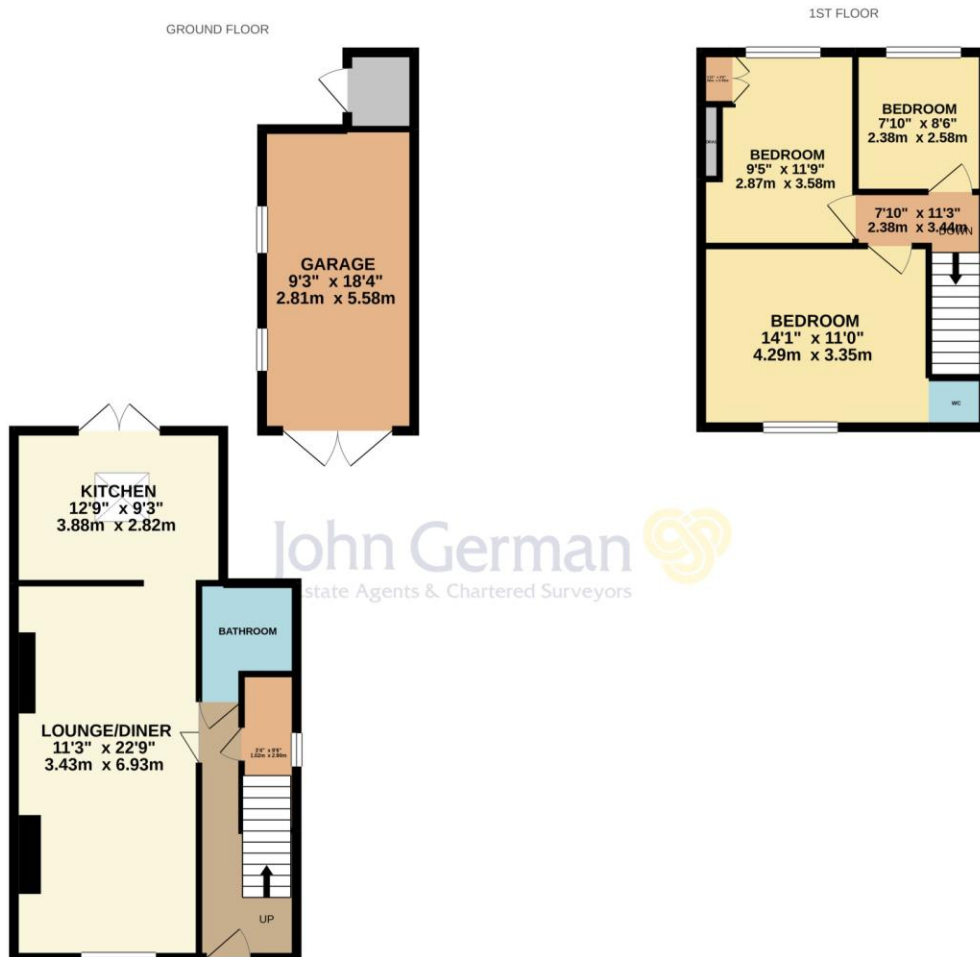
Services: Mains water, drainage, electricity and gas are believed to be connected to the property but purchasers are advised to satisfy themselves as to their suitability.

Useful Websites:

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

Our Ref: JGA/17062021

Local Authority/Tax Band: South Derbyshire District Council / Tax Band A







Score	Energy rating	Current	Potential
92+	A		
81-91	B		87 B
69-80	C		
55-68	D	64 D	
39-54	E		
21-38	F		
1-20	G		



John German
129 New Street, Burton-On-Trent, Staffordshire, DE14
3QW

01283 512244
burton@johngerman.co.uk

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