

Frank Bodicote Way  
Swadlincote, Derbyshire, DE11 8JX

John   
German









# Frank Bodicote Way

Swadlincote, Derbyshire, DE11 8JX

£290,000

**An excellently positioned contemporary styled home lying on the very edges of Swadlincote National Forest Woodland Park in a private drive setting. Highlights include a bay windowed lounge, dining room and a wonderful refitted dining family kitchen.**





Swadlincote offers an excellent range of local amenities including Morrisons, Aldi and Sainsburys Supermarkets, schools of all grades, recreational facilities, centres of employment and frequent public transport services to both Burton Upon Trent and Ashby town centres. Swadlincote is also well situated for ease of access, via the A444, to the M42 leading to many East and West Midland's conurbations, and also lies on the doorstep to The National Forest with its many scenic walks and cycle tracks.

Viewing is absolutely essential to appreciate the setting and location of this contemporary style home which is located on the edges of Swadlincote National Forest woodland and park featuring lush woodlands, picnic areas and footpaths within. A truly excellent location for any family.

The property sits in a private drive setting with five other similar homes approached via a shared driveway that in turn leads to a double width driveway providing plentiful parking and access to the property itself. The entrance door welcomes you into a lovely through reception hallway with a feature natural stone tiled floor with staircase leading off.

Immediately to your right is a well-proportioned bay windowed lounge with laminate flooring, coving to the ceiling and access directly through to a rear facing separate dining room which has the benefit of French double doors leading out onto the rear garden. A connecting door from the dining room leads you through into the heart of the home - the lovely modern open plan family breakfast kitchen with extensive cabinets running along two walls providing plentiful storage with attractive timber counter tops and return set atop. There is an inset one and a half bowl sink with mixer tap and a range of integral appliances including a range cooker and a lovely practical tiled slate coloured floor runs throughout the room.

Returning to the hallway, there is a lovely modern white contemporary guest's cloakroom and an internal door leading to a store room which has been created from the final third of the integral garage. This could easily be re-instated if required.

Climb the stairs to the first floor and arranged around the landing you will find four bedrooms and a modern white family bathroom. All of the bedrooms are a good size for a modern family home and the master bedroom is particularly well-proportioned with the benefit of built in wardrobes and its own private en suite shower room that has been beautifully refitted with an oversized walk-in shower area with glazed screen and feature tiling to the walls plus dual shower heads. There is also a vanity wash hand basin, WC and a tall chrome ladder style radiator.

Outside, to the rear gardens are laid principally to lawn with a patio area and side access leads back around to the front elevation.

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

**Our Ref:** JGA/30112021

**Local Authority/Tax Band:** South Derbyshire District Council / Tax Band D

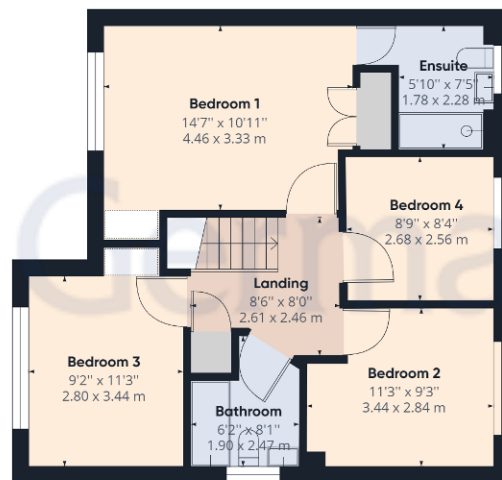








Ground Floor Building 1



Floor 1 Building 1

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

1252.45 ft<sup>2</sup>

116.36 m<sup>2</sup>

**Reduced headroom**

1.25 ft<sup>2</sup>

0.12 m<sup>2</sup>

(1) Excluding balconies and terraces

Reduced headroom  
(below 1.5m/4.92ft)

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

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## Agents' Notes

These particulars do not constitute an offer or a contract neither do they form part of an offer or contract. The vendor does not make or give and Messrs. John German nor any person employed has any authority to make or give any representation or warranty, written or oral, in relation to this property. Whilst we endeavour to make our sales details accurate and reliable, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information for you, particularly if contemplating travelling some distance to view the property. None of the services or appliances to the property have been tested and any prospective purchasers should satisfy themselves as to their adequacy prior to committing themselves to purchase.

## Referral Fees

**Mortgage Services** - We routinely refer all clients to APR Money Limited. It is your decision whether you choose to deal with APR Money Limited. In making that decision, you should know that we receive on average £60 per referral from APR Money Limited.

**Conveyancing Services** - If we refer clients to recommended conveyancers, it is your decision whether you choose to deal with this conveyancer. In making that decision, you should know that we receive on average £150 per referral.

**Survey Services** - If we refer clients to recommended surveyors, it is your decision whether you choose to deal with this surveyor. In making that decision, you should know that we receive up to £90 per referral.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		80   C
55-68	D	65   D	
39-54	E		
21-38	F		
1-20	G		



## John German

63a Market Street, Ashby-De-La-Zouch, Leicestershire, LE65 1AH

01530 412824

ashbysales@johngerman.co.uk

Ashbourne | Ashby de la Zouch | Barton under Needwood  
Burton upon Trent | Derby | East Leake | Lichfield  
Loughborough | Stafford | Uttoxeter | The London Office

JohnGerman.co.uk Sales and Lettings Agent





