

Malmesbury Avenue
Swadlincote, DE11 7PS



A superb bungalow featuring a beautifully refitted modern interior with highlights including refitted kitchen, refitted wet room, two good sized bedrooms, light and spacious lounge, good sized detached garage and private garden. No upward chain.

£279,950



John German

Occupying a fabulous end of cul de sac position in this well-regarded location is this superb, detached bungalow featuring a lovely modern interior ready to move into with the current owner having upgraded the kitchen, wet room and installed a new boiler in 2017.

Opening into a generous driveway with a wall and raised rockery, the front entrance door opens into the porch with further door leading through to the hallway and doors leading off.

There is a light and spacious lounge with fire surround providing a focal point and bay window framing views across the cul de sac to front with second window to side.

The highlight is the superb refitted and upgraded kitchen, equipped with a range of base and eye level units with work surfaces over, integrated oven, hob and extractor, space for breakfast table, window framing views across rear gardens and door to a useful side porch with door out to side entry.

The property has two double bedrooms with the master having views to front and bedroom two having views to rear, both sharing a superb wet room style shower room including glazed shower screen, vanity wash hand basin, mirror with lighting, WC, towel rail and window to rear.

As previously mentioned, the garden to rear enjoys a good degree of privacy with low maintenance in mind. There are double side gates leading through to a generously sized single garage with an up and over front entrance door and further side pedestrian door.

The bungalow is available with the advantage of no upward chain with viewings strictly on an appointment basis.

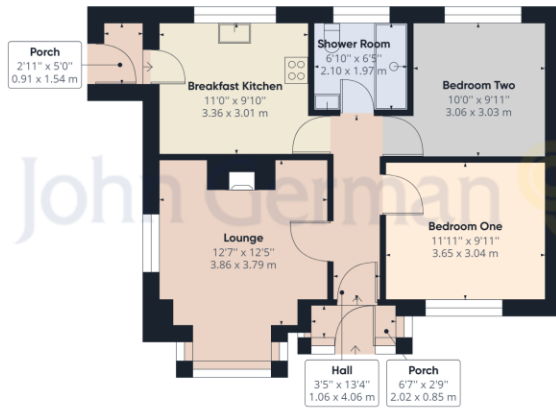
Tenure: Freehold (purchasers are advised to satisfy themselves as to the tenure via their legal representative).

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.

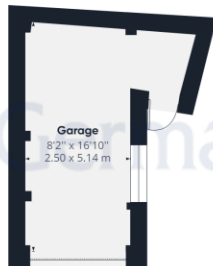
Useful Websites: www.southderbyshire.gov.uk

Our Ref: JGA/14092022

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



Ground Floor Building 1



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Approximate total area⁽¹⁾
802.91 ft²
74.59 m²

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are





Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C		
55-68	D		
39-54	E	53 E	
21-38	F		
1-20	G		

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Agents' Notes

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