

Burton Road

Midway, Swadlincote, DE11 7NB

John 
German






AV70 PVII

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£240,000

A photograph of a living room interior. On the left is a large, light-colored wooden door with a brass handle. In the center is a wooden fireplace with a dark metal stove inside. To the right is a grey sideboard with drawers and cabinets, topped with a plant and a bottle. The room has light-colored walls and a grey carpet.

A traditional detached home on a substantial plot with large driveway and a huge back garden. A beautifully presented modern interior has two reception rooms, a smart refitted kitchen, three bedrooms and a family bathroom.

Offering a fantastic family home in a handy location is this traditional detached home featuring a beautifully presented modern interior, ready to move into. The property sits on a substantial plot with a large driveway to the front and a long rear garden.

The front entrance door opens into a reception hall with stairs to the first floor. The first of the reception rooms is a light and spacious lounge with a focal point fireplace and window overlooking the front.

Across the hall is a separate sitting room that could be used as a dining room or study if required. It has a focal point fireplace, a useful under stairs cupboard and a window overlooking the rear garden. A door opens into the refitted L-shaped kitchen equipped with a stylish range of gloss units complemented by contrasting worksurfaces and metro style tiled splash backs. There is an integrated oven and hob, space for further appliances and a window to the side. A door leads out to the rear garden that has a wide paved patio, ideal for outdoor dining, and steps lead down to an extensive lawn with wood bark chipped borders plus side gated access to the front.

On the first floor a good sized landing leads to three bedrooms and a bathroom having a white suite comprising bath with shower over, pedestal wash hand basin, WC and complemented wall tiling.

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.

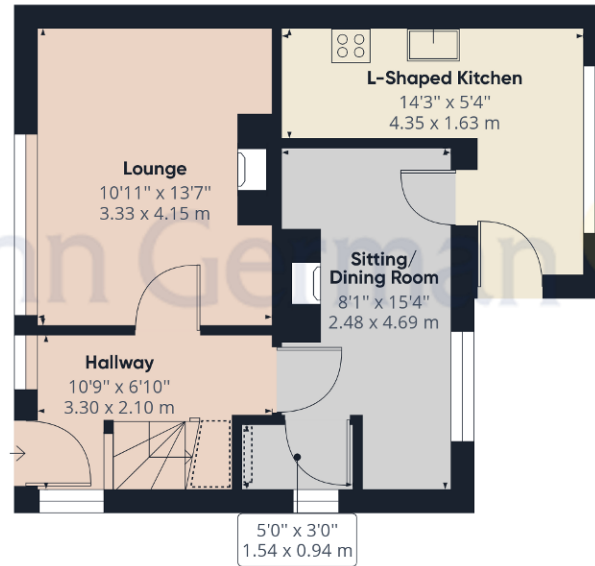
Useful Websites: www.gov.uk/government/organisations/environment-agency
www.southderbyshire.gov.uk

Our Ref: JGA/21082023

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







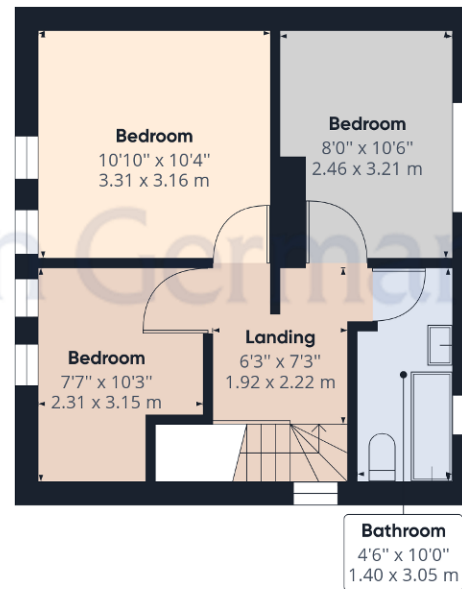
Ground Floor

Approximate total area⁽¹⁾

806.08 ft²
74.89 m²


Reduced headroom

6.91 ft²
0.64 m²



Floor 1

(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.

GIRAFFE360



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		86 B
69-80	C		
55-68	D	59 D	
39-54	E		
21-38	F		
1-20	G		



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