

Goseley Crescent

Hartshorne, Swadlincote, DE11 7HA



Set on a quiet street and on a generous plot, this property would be the ideal first time home and comes complete with off street parking, large gardens and a conservatory. Ideally located close to local parks and shops, this property is now ready for its new owner.

£190,000

John German

Embrace village life by living in Hartshorne, the cricket pitch and pub with local ales are the heart of the village and there is an excellent restaurant at The Mill Wheel. The village benefits from a range of local amenities including a highly regarded village primary school, two public houses, recreation facilities and frequent public transport services to nearby Ashby, Woodville and Swadlincote centres. Hartshorne is also well situated for ease of access to Burton on Trent and Derby City centres, the M42/M1 motorway and East Midlands International Airport.

As you pull up to the home you will notice the driveway with parking for two cars. Through the front door you come into the entrance hallway. On your left is the open plan living/dining room that is a generous room and overlooks the front of the home. It has direct access into the large conservatory that overlooks and gives access to the rear garden.

From the living room a door leads into spacious kitchen having good storage options with both overhead and under counter cupboards, complementary countertops and space for appliances.

Completing the ground floor is a downstairs cloakroom/WC.

Climb the stairs to the first floor where there are three bedrooms and the bathroom. The master bedroom is a fantastic size and would have enough room for in built storage.

The two secondary bedrooms are well proportioned rooms and would make ideal children's bedrooms.

The bathroom is located at the end of the hall and consists of a large bath with an overhead shower and sink.

The rear gardens are an excellent size and offer potential to extend the home (subject to the relevant planning consents). The gardens consist of a paved patio area which is accessed from the conservatory beyond which is a generous lawned area with planted beds. Between the kitchen and the garden there is also an outdoor toilet and store room.

Note: There is currently a tenant in situ at the property.

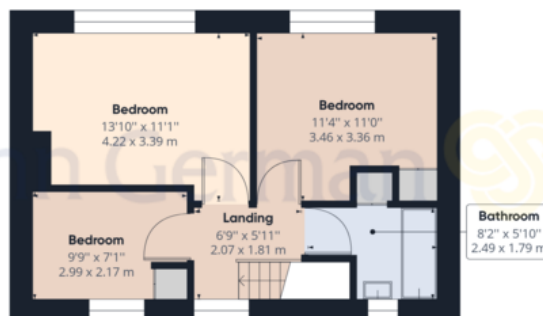
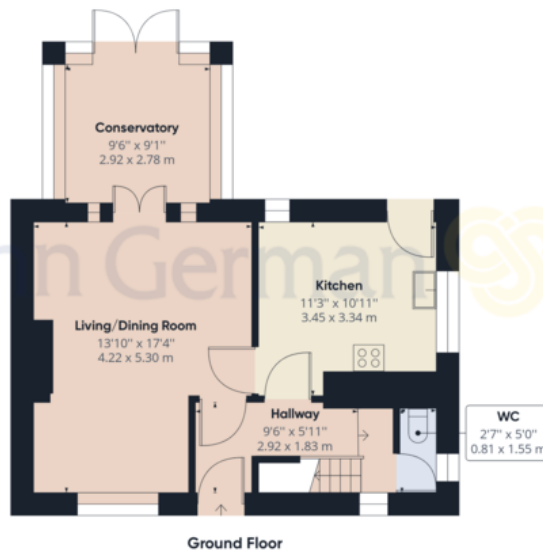
Tenure: Freehold (purchasers are advised to satisfy themselves as to the tenure via their legal representative).

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

Our Ref: JGA/30102023

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



John German

Approximate total area⁽¹⁾
 935.16 ft²
 86.88 m²

(1) Excluding balconies and terraces

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





Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C		
55-68	D	58 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

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.

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

JohnGerman.co.uk Sales and Lettings Agent