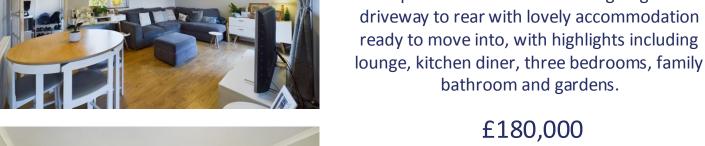
## Harvest Hill

Swadlincote, Derbyshire, DE11 0XA











Offering a perfect first time buy or first family home is this semi detached, occupying a lovely corner plot in a well-established residential location with the property having the significant benefit of a garage and driveway to rear, with well-presented accommodation ready to move into.

With a front garden with path to a side entrance door which opens into the hallway with staircase off to the first floor, with the current owner also using this as a useful work from home area, and door leading through into dual aspect lounge with window framing views to front, and French doors opening out to the rear, wood effect flooring with door leading through to the kitchen, which is equipped with a range of base and eye level units with worksurfaces over, with integrated oven, hob and extractor, ample space for a dining/breakfast table and window and door out to the rear gardens.

To the first floor, the landing has doors leading off to three bedrooms, all sharing a well-appointed bathroom with panelled bath with shower over and shower screen, pedestal wash hand basin and WC.

Gardens to rear feature a paved terrace ideal for outside dining, shaped lawns and a rear gate opening out to the driveway which also has access to the single garage with an up and over front entrance door.

Buyers note: we understand the property is of engineered timber frame construction.

**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:**

 $\underline{www.gov.uk/government/organisations/environment-agency}$ 

Our Ref: JGA27112023

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













# John German 🧐





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.

Mortgage Services - We routindy 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.

Money Limited.

Conveyancing Services - If we refer clients to recommended conveyancers, it is your decision whether you choose to deal with this conveyancer. Inmaking 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.













## John German

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

### 01283 512244

burton@johngerman.co.uk





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JohnGerman.co.uk Sales and Lettings Agent