

Copse Rise

Midway, Swadlincote, DE11 7NG



A superb family home with a stunning refitted open plan breakfast kitchen, spacious lounge, three bedrooms, upgraded bathroom, all on a superb plot with a large drive and gardens front, side and rear. No upward chain.

£270,000

John German

Situated in a popular cul de sac, ideally placed for the nearby centres of Swadlincote, Ashby-de-la-Zouch and Burton-on-Trent is this lovely detached three bedroom home, well presented throughout and ready for its new owners to move into.

The house stands behind a good expanse of front garden and a large driveway providing plenty of off road parking. The front entrance door opens into the hall with door off to a refitted guest cloakroom having a contemporary suite comprising close coupled WC and vanity unit with wash hand basin.

The lounge is light and spacious enjoying a dual aspect with window framing views to front and patio doors opening out to the rear garden, stairs rising to the first floor and useful understairs alcove.

Across the hall is the highlight of the ground floor which is a stunning refitted and upgraded breakfast kitchen equipped with a range of base and eye level units with work surfaces over and fitted wooden block breakfast bar capable of having seats either side and perfect for entertaining or for the family to get together at the beginning or end of the day. There are a range of integrated appliances including gas hob, extractor hood, double oven, fridge freezer and dishwasher, together with spotlights, tall radiator, window to front and window and door opening out to the rear garden.

Off the kitchen is a door to the garage which has been temporarily converted to create a work from home space/utility with additional appliance space and door to side. A small portion of the garage has been retained to front, providing storage with an opening front entrance door.

To the first floor, the landing with window to rear has doors leading off to three bedrooms. The master is a generous double with fitted wardrobes providing useful storage. All three bedrooms share a superb refitted and upgraded family bathroom with a contemporary suite comprising panelled bath with shower over and shower screen, pedestal wash hand basin and WC.

Outside, the gardens offers plenty of space with lawn to rear, decking ideal for outside entertaining, a further barked area to the side and side entrance via gate.

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

Property construction: Brick. **Parking:** Drive. **Electricity supply:** Mains. **Water supply:** Mains. **Sewerage:** Mains. **Heating:** Gas central heating.

(Purchasers are advised to satisfy themselves as to their suitability).

Broadband type: See Ofcom link for speed: <https://checker.ofcom.org.uk/>

Mobile signal/coverage: See Ofcom link <https://checker.ofcom.org.uk/>

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

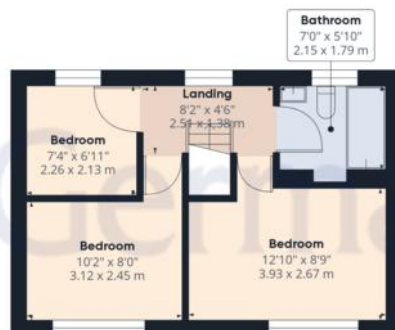
Useful Websites: www.gov.uk/government/organisations/environment-agency

Our Ref: JGA/15012024

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Ground Floor



Floor 1

John German

Approximate total area¹¹

854.66 ft²
79.4 m²

Reduced headroom

13.3 ft²
1.24 m²

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





Score	Energy rating	Current	Potential
92+	A		
81-91	B		86 B
69-80	C	72 C	
55-68	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

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