

Byron Road  
Swadlincote, DE11 0DD

John German









# Byron Road

Swadlincote, DE11 0DD

Offers Over £240,000

Well presented extended three bedroom semi detached property featuring off road parking for multiple cars, well presented secure garden and extended kitchen/dining area. Ideally located in a quiet cul de sac and in walking distance to local amenities making this the ideal family home.





As you pull up to the home you will see parking for two to three cars on the driveway. Through the front door you enter the main entrance hall which benefits from neutral décor and laminate flooring.

The open plan living/dining room is located on the left hand side, this generous room benefits from neutral décor and carpets and also features a lovely bay window. The dining space leads out to the garden through large sliding doors.

Further down the hallway you enter the extended kitchen/dining area. The kitchen itself consists of overhead and under counter cupboards as well as large stand-alone oven/hob and also features stone worktops. The dining space is located next to the kitchen in the extension and leads to the utility room which has additional storage and room for appliances and features lovely skylights for added natural light. The garden can also be accessed from the dining space.

The garden consists of a large paved patio area, lawn and storage shed.

The first floor consists of three bedrooms and the family bathroom.

The family bathroom comprises a large bath with overhead shower, wash hand basin with storage and WC. The bathroom also has floor to ceiling tiles.

The master bedroom is a fantastic size and has in built storage, neutral carpets and bright modern décor.

The second bedroom is a double room and features laminate flooring and neutral décor, the third is slightly smaller and would make an ideal children's bedroom or office, it again has neutral décor and laminate flooring.

**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

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

**Broadband type:** Fibre

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](http://www.gov.uk/government/organisations/environment-agency)

[www.southderbyshire.gov.uk](http://www.southderbyshire.gov.uk)

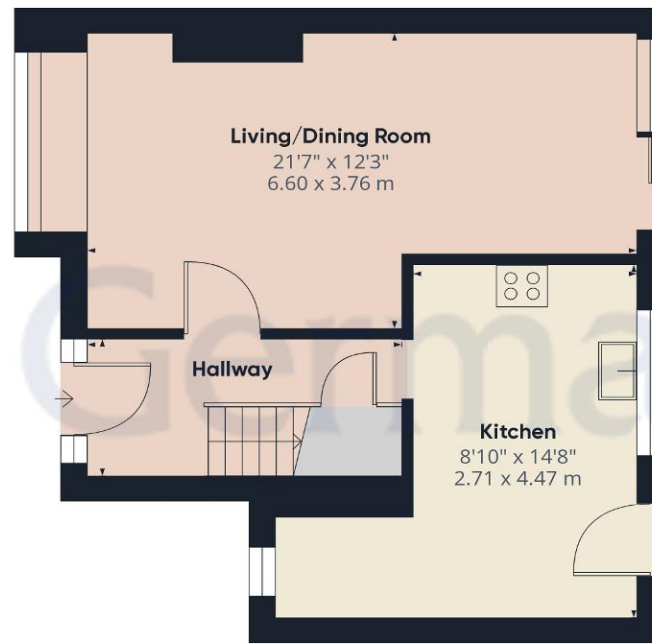
**Our Ref:** JGA/14032024

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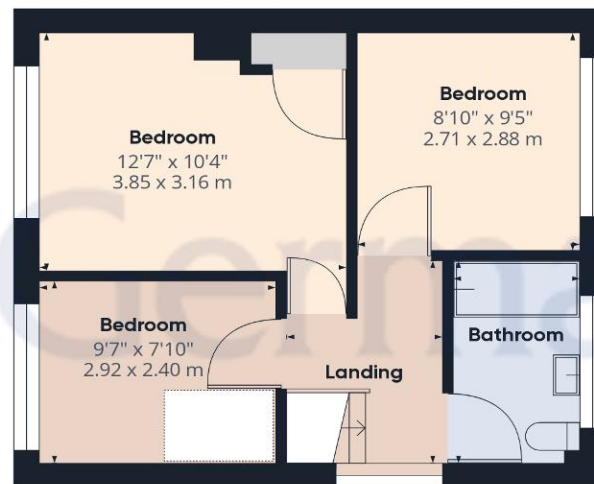








Ground Floor



Floor 1

Approximate total area<sup>(1)</sup>

847.59 ft<sup>2</sup>

78.74 m<sup>2</sup>

(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.

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### Agents' Notes

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**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.

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 B
69-80	C	73 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

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





