

Elms Road

Swadlincote, Derbyshire, DE12 8HD



Immaculate extended 4 bedroom 2 bathroom detached property. This home is jam packed full of features including an integral garage, off road parking for multiple cars, generous rear gardens and deluxe kitchen. Located on a quiet street in Coton-in-the-Elms, this wonderful home is in close proximity to local schools, eateries and lovely nature walks.

NO UPWARD CHAIN

£350,000

John German 

As you pull up to the home you will see the extra large driveway and integral garage. As you enter the home into the hallway you will find the lounge room on your left. This light and bright room benefits from a large bay window, neutral décor, fireplace and engineered timber floor.

Through double doors you then come to the extended kitchen/dining room. This spacious room is the hub of the home and overlooks the rear gardens which can be accessed from two sets of patio doors. The kitchen itself features a large island, masses of both overhead and undercounter cupboards, stone worktops and quality appliances. It is well finished with feature skylights and neutral décor.

The ground floor has a bonus bedroom and shower room, ideal for guests. The modern shower room consists of a large shower, WC and sink. There is also access to the integral garage.

The first floor consists of a family bathroom and three bedrooms. The family bathroom benefits from a WC, sink and bath with an overhead shower. The master bedroom is a generous size and the fourth bedroom is well presented with neutral carpets and décor, it would make an ideal home office or children's room.

The rear gardens consist of a large patio area, lawn and mature garden beds.

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

Property construction: Standard

Parking: Driveway

Electricity supply: Mains

Water supply: Mains

Sewerage: Mains

Heating: Mains gas

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

Broadband type: TBC

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 C

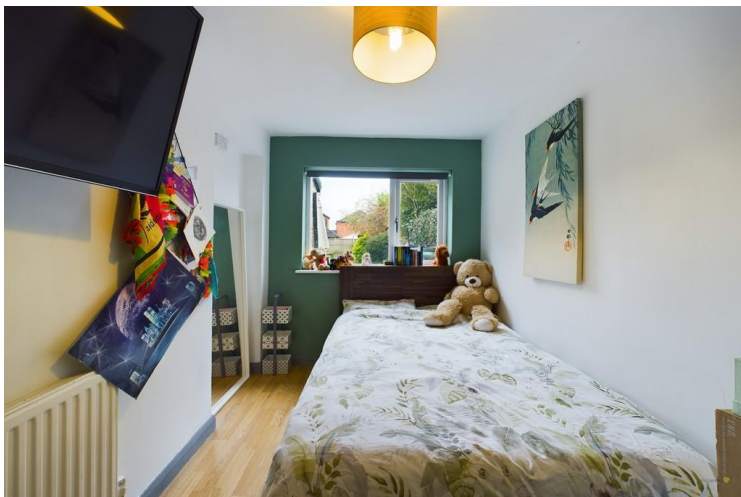
Useful Websites: www.gov.uk/government/organisations/environment-agency

Our Ref: JGA02042024

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C	71 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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Agents' Notes

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