

# Clay Close

Swadlincote, DE11 8FE



A particularly well presented modern detached property situated in a delightful cul de sac location that is superbly appointed throughout complemented by a lovely and easily maintained rear garden.

£255,000

John German

Step inside the reception hall with stairs rising to the first floor landing. A guest's cloakroom leads off having attractive feature wall covering, WC, a wash basin set into an integrated unit with cupboard and tiled splash backs.

The delightful well proportioned lounge has a stone fireplace with pebble effect electric fire and feature wall covering to one wall.

The superbly presented dining kitchen has an extensive range of gloss units with contrasting work surfaces incorporating a stainless steel one and a half bowl sink and drainer with glass surround. There is plinth lighting to the base cupboards, tiled splash backs, superb tiled floor and integrated appliances comprise a Smeg gas hob with stainless steel extractor canopy above, Neff oven, separate microwave, dishwasher, fridge freezer and wine cooler. There is a useful understairs cupboard and double French style doors open to lovely sun terrace and garden.

On the first floor landing there are two built in cupboards and doors to three bedrooms, the principal bedroom has a double built in wardrobe and the benefit of its own en suite with stylish fully tiled walls and floor, WC, wash basin, shower and a vertical towel radiator.

The family bathroom has a bath with shower attachment above, WC, wash basin, tiling to all wet areas plus a tiled floor.

Outside - To the rear is a deep Indian stone sun terrace with slightly raised artificial lawn and raised sleeper borders. Gated access leads to the front garden that has a lawn with planted borders and steps to the front door. A driveway provides parking and leads to the garage that is semi detached garage with the neighbours garage.

The property is situated on a very pleasant development within easy access of the facilities that Swadlincote has to offer. It is ideally placed for commuters being within easy reach of many of the East Midlands commercial centres.

The land registry document does refer to various charges on the register, a copy is available upon request.

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

**Property construction:** Traditional

**Parking:** Drive

**Electricity supply:** Mains

**Water supply:** Mains

**Sewerage:** Mains

**Heating:** Gas

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

**Broadband type:** Ultrafast

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

**Our Ref:** JGA/12042024

The property information provided by John German Estate Agents Ltd is based on enquiries made of the vendor and from information available in the public domain. If there is any point on which you require further clarification, 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. Please note if your enquiry is of a legal or structural nature, we advise you to seek advice from a qualified professional in their relevant field.



Ground Floor Building 1



Floor 1 Building 1



Ground Floor Building 2

John German

Approximate total area<sup>®</sup>  
944.15 ft<sup>2</sup>  
87.71 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.

GIRAFFE360





Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C	69 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

#### 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