

Woodlands Close
, Swadlincote, Derbyshire, DE11 9SY

Offers In Excess Of £220,000

Property Features

- Magnificent Semi-Detached Home
- Private Development
- Welcoming Entrance Hall & Guest Cloakroom
- Open Aspect Lounge / Dining Area
- Open Fitted Kitchen
- Two Double Bedrooms
- Family Bathrooms
- Feature Rear Garden
- Driveway
- Freehold

Full Description

Nestled within a sought-after private development of newly built homes in the popular area of Swadlincote, this modern two bedroom semi-detached property offers a perfect blend of contemporary living and convenience. Situated a short distance from local schools, shopping amenities, and commuter links, this home is ideal for both families and professionals alike.

THE FORE

Entering the attractive development, the property's approach is via a shared driveway which leads to the private tandem driveway, providing excellent parking facilities and access to the side entrance gate and front door which sits beyond a neat lawned fore garden.

GROUND FLOOR

The welcoming entrance hallway features modern wall panelling, a staircase to the first floor landing, a convenient guest cloakroom, and access to the open-plan living/dining area.

The superb open-plan living/dining area is designed to meet modern living requirements, offering ample space for freestanding furniture and featuring French doors that open to both the side and the to the stunning rear garden. This room is enhanced by ceiling downlighters and includes a door to a storage cupboard. The room is also open to the fitted kitchen, which boasts a range of matching base and wall units along with integrated appliances and a window overlooking the fore.



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OPEN LIVING / DINING AREA
13' 08" x 15' 07" (4.17m x 4.75m)

OPEN KITCHEN
10' 03" x 6' 05" (3.12m x 1.96m)

GUEST CLOAKROOM
6' 00" x 3' 02" (1.83m x 0.97m)

FIRST FLOOR

Ascending to the first-floor landing, you will discover two generously sized double bedrooms, each beautifully decorated to complement the high standard of the property. Central to the bedrooms is a modern family bathroom complete with a matching three-piece suite, tiled flooring, and a window to the side.

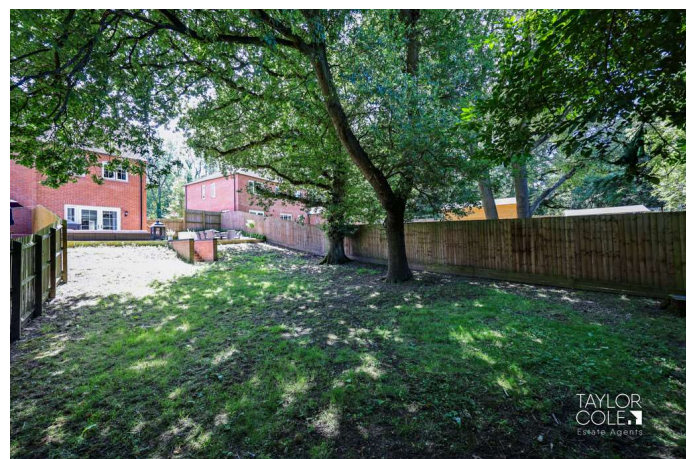
BEDROOM ONE
9' 02" x 13' 08" (2.79m x 4.17m)

BEDROOM TWO
9' 10" x 13' 08" (3m x 4.17m)

BATHROOM
6' 10" x 7' 03" (2.08m x 2.21m)

THE REAR

The outstanding rear garden is a true highlight, set over two tiers with a patio area positioned in front of the French doors and continuing to the side entrance gate. This space offers superb outdoor seating and entertainment possibilities. A retaining rendered wall with central steps leads to a lawned area, enhanced by two mature trees that provide privacy. Timber fencing marks the party boundaries, and a rail and post fence to the adjacent farmers' field.



ANTI MONEY LAUNDERING

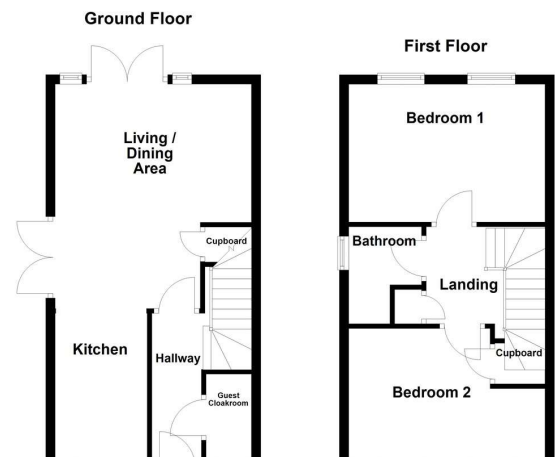
In accordance with the most recent Anti Money Laundering Legislation, buyers will be required to provide proof of identity and address to the Taylor Cole Estate Agents once an offer has been submitted and accepted (subject to contract) prior to Solicitors being instructed.

TENURE

We have been advised that this property is freehold, however, prospective buyers are advised to verify the position with their solicitor / legal representative.

VIEWING

By prior appointment with Taylor Cole Estate Agents on the contact number provided.



Score	Energy rating	Current	Potential
92+	A		96 A
81-91	B	83 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements