

Midway Road

Midway, Swadlincote, DE11 7PG

John 
German





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£415,000

A superb Victorian character home in a highly convenient location offering plenty of space ideal for a large family with the benefit of a good sized drive, large detached double garage, three reception rooms, lovely refitted kitchen, four bedrooms, en suite and family bathroom.

Set in a lovely non estate location, this superb detached Victorian home is brimming with charm and character blended with modern living provided by a smart upgraded kitchen and stylish bathroom. The property is ideally situated for schools of all ages and just a short distance from Swadlincote's town centre with its wide range of amenities and the nearby centres of Ashby de la Zouch and Burton on Trent. There are excellent transport links via the A/M42 and A38.

This double fronted home is entered by a stained glass front door into the stunning character hallway with Minton tiled floor and a staircase to the first floor.

There are three reception rooms, the first of which is a charming lounge with ornate plasterwork, a focal point fire surround and window framing views to the front. Across the hallway is a lovely formal dining room which also overlooks the front, perfect for special occasions and having a focal point fireplace. The third reception room is a light and spacious sitting/family room, a fantastic space for entertaining having a double glazed framing views over the rear garden and access out to the paved patio.

Adjacent to this is the superb refitted and upgraded kitchen equipped with a range of stylish two tone base and eye level units complemented by smart worksurfaces over and metro tiled splash backs. Integrated appliances comprise an eye level double oven, extractor hood, hob, dishwasher, fridge freezer plus a sink and drainer unit. There are dual aspect windows to the side and rear plus a door into a useful side porch having double glazed doors out to the driveway and a door to a guest's cloakroom having a WC and wash hand basin.

The property also has the unique benefit of a spacious cellar providing a utility area with space for a washing machine and tumble dryer, fitted cupboards, wine rack and additional storage. A low door gives access to the rear garden.

On the first floor a character landing gives access to four bedrooms, the master is a particularly spacious double with wood effect flooring, fitted wardrobes, a rear facing window plus its own en suite shower room.

The three further good sized bedrooms share the upgraded bathroom fitted in a traditional style having a roll top bath with claw and ball feet, separate shower cubicle, pedestal wash hand basin and high flush WC plus a towel radiator and feature half panelled walls.

Outside - An expansive driveway provides plenty of parking leading to an oversized double garage with twin up and over doors, light and power points.

The landscaped rear gardens offer quality outdoor space starting with a paved patio having steps down to a spacious patio area with feature pond and water feature. Beyond this is a neat shaped lawn surrounded by lovingly maintained planted beds and borders in addition to a further raised and covered seating area with pergola. To the side is a large storage shed/aviary though this could be removed if needed.

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

Please note: It is quite common for some properties to have a Ring doorbell and internal recording devices.

Property construction: Standard **Parking:** Drive **Electricity supply:** Mains

Water supply: Mains **Sewerage:** Mains **Heating:** Gas

(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 E

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

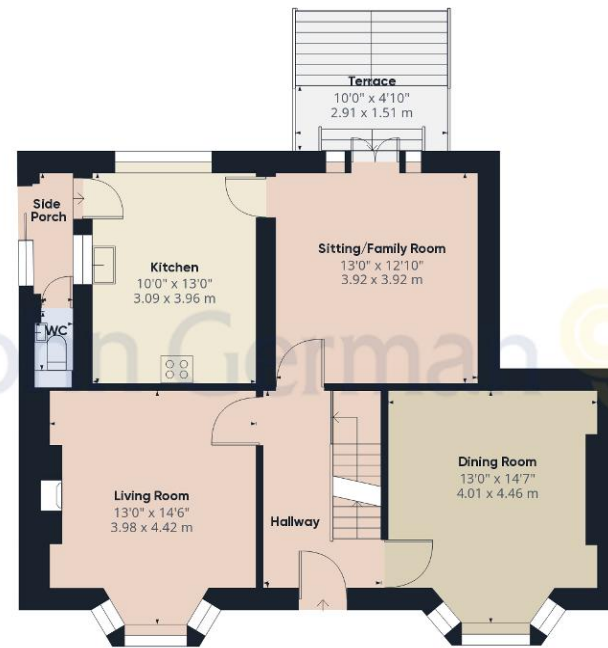
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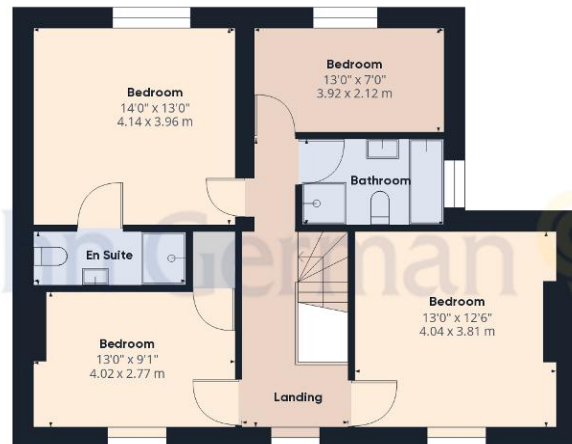




Floor -1 Building 1



Ground Floor Building 1



Floor 1 Building 1



Ground Floor Building 2

Approximate total area⁽¹⁾

2082.06 ft²

193.43 m²

(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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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		81 B
69-80	C		
55-68	D	56 D	
39-54	E		
21-38	F		
1-20	G		



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