

Potters Croft

Swadlincote, DE11 0WD



John German are thrilled to present this fantastic three bedroom semi-detached home, located on Potters Croft, Swadlincote. Perfectly suited for first-time buyers, this property combines comfortable living spaces with a desirable location, making it a great opportunity to step onto the property ladder.

£200,000



John German

Upon entering, you are greeted by a welcoming hallway that leads into a bright and spacious living room, which flows nicely through to the dining room. The dining area provides a delightful space with patio doors that lead to the rear garden. An open archway leads to the well-appointed kitchen. The kitchen offers ample storage and modern finishes with an external door to the side and comes fitted with matching wall and base units, base level electric oven, four ring gas hob with extractor hood above, tiled splashbacks and plumbing for washing machine.

Upstairs, the property boasts three well-proportioned bedrooms, each offering ample room for a bed and furniture. The master bedroom is generously sized with built in wardrobes. The third bedroom is the only one that's not comfortably a double and although the space would work well as a single bedroom, it could alternatively be used as a study. Completing the first floor is a contemporary family bathroom, stylishly finished with modern fittings, which include, bath with shower above, low level flush w/c and wash hand basin.

To the front of the property, this home offers a block paved space to front, this space could be used as a driveway by dropping the kerb to allow for easy access by car (STPP). The parking for the property is located to the right-hand side of the neighbours to the right of 26 (please see photo). This space allows enough parking for at least three cars. The property also features a private rear garden, an ideal spot for outdoor entertaining. The garden is completely private to the rear, enclosed by fences to the perimeter and is mainly laid to lawn.

Families will appreciate the proximity to highly rated local schools, nearby schools include Belmont Primary School and The Pingle Academy, both of which have strong reputations and are within easy reach. For commuters, the property offers excellent transport links. Swadlincote is well-connected to major road networks, including the A511 and A444, providing easy access to Burton upon Trent, Ashby-de-la-Zouch, and further afield to Derby and Leicester.

Public transport options are also convenient, with regular bus services operating in the area. Local amenities are plentiful, with a variety of shops, supermarkets, and eateries within a short distance. The nearby Swadlincote town centre offers a range of shopping options, including high street stores and independent retailers. With its convenient location, excellent schooling options, and easy access to local amenities and commuter routes, this property offers a balanced lifestyle, making it a perfect choice for first-time buyers and young families.

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 B

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

www.southderbyshire.gov.uk

Our Ref: JGA/20082024

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.







Score	Energy rating	Current	Potential
92+	A		
81-91	B		87 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

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