



John German



This two bedroom home stands on an amazing plot with gardens wrapping around the side and rear. Spacious throughout, featuring high ceilings, fitted kitchen with integrated appliances, large living/dining room, two double bedrooms, bathroom and two parking spaces.



Offers Over £210,000  
NO CHAIN

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This superb semi detached home has a spacious, light and airy feel throughout, enhanced with high ceilings and well presented throughout. It is set on a lovely garden plot, with fantastic outdoor space and two parking spaces. The property enjoys a lovely position on a modern development, handy for amenities, with Swadlincote town centre close by, together with excellent transport links.

The front door opens into the entrance hall which has stairs off to the first floor, a two piece fitted guest WC and access to the kitchen and living/dining room.

The kitchen is well appointed with base and eye level units, fitted worktops with an inset stainless steel sink and drainer, integrated oven, hob, fridge/freezer and dishwasher, and window framing views to front.

The living/dining room impresses with plenty of space, and French doors opening out to the garden which offers fabulous outdoor space, wrapping around the side and rear.

To the first floor, there are two fab bedrooms, generously sized and sharing a well appointed bathroom.

The house has two parking spaces accessed via a shared drive.

We understand there is planning permission for a residential development on the land to the rear of the property.

**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:** Two parking spaces

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

**Our Ref:** JGA/09092025

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.

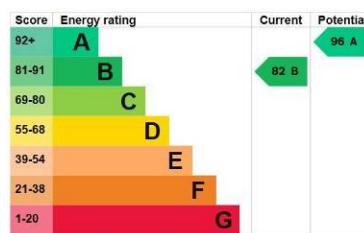
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#### Agents' Notes

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