

Sandcliffe Park

Midway, Swadlincote, DE11 7PX

John German





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Guide Price £330,000

An impressive modern detached home that is immaculately presented throughout, decorated in neutral tones in a 'move into' condition.

Sanddiffe Park enjoys a highly convenient location with a Sainsbury's Local nearby and Swadlincote town centre just a short drive away with a range of shops, amenities and supermarkets on offer. There is also excellent access to the neighbouring towns of Ashby de la Zouch and Burton Upon Trent.

Accommodation;

A double glazed front entrance door opens into the entrance hall with Amtico flooring, stairs to the first floor with a good sized under stairs cupboard, and doors leading off. The lounge is impressive in size measuring 26'4 in depth with a double-glazed bay window framing views to the front and a focal point fire surround with inset hearth houses a living flame gas fire. Double glazed patio doors open into a smart double-glazed conservatory which has French doors to the side opening out to the rear garden and an air conditioning unit with an integral heat pump that warms the conservatory in those colder months.

At the heart of the home is a well-appointed dining kitchen equipped with a range of base and eye level units with roll edge work surfaces together with integral appliances including an induction hob, electric oven, extractor hood, fridge and freezer. There is further space for a dishwasher, the wall mounted gas central heating boiler, Amtico tiled flooring, ample space for a dining table and a double-glazed window framing views across the rear garden.

Completing the ground floor accommodation is a guest WC fitted with a two-piece suite.

Stairs rise off the hall to the first-floor landing leading to four bedrooms and a family shower room. The master bedroom is a generous double with fitted wardrobes having mirrored sliding doors. Bedrooms two and three are also doubles and both benefit for built-in wardrobes. Bedroom four is a single bedroom, currently being used as a good-sized study. The family shower room is well appointed with a suite comprising; shower cubicle, fitted vanity unit with concealed cistern WC, a wash hand basin and Amtico flooring.

The attic is fully insulated and boarded ideal for storage, with light, power and a built in loft ladder.

Outside, the property stands on a delightful plot with a very generous block paved driveway providing ample off-road parking together with gated parking to the side with room for a twin axle caravan. The driveway gives access to the integral garage having an up and over front entrance door, door to the side and is also fitted with base and wall units, roll edge work surfaces and space for two further appliances.

To the rear there is an attractive garden laid mainly to lawn with a block paved patio area and a paved path to the side leads to the shed, which is available by separate negotiation.

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

Services: Mains water, drainage, electricity and gas are believed to be connected to the property but purchasers are advised to satisfy themselves as to their suitability.

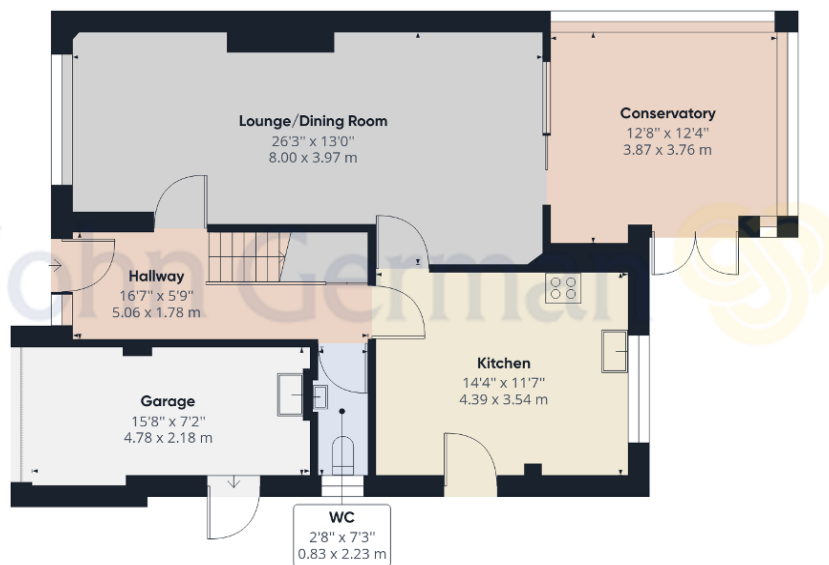
Useful Websites: www.gov.uk/government/organisations/environment-agency

Our Ref: JGA/14082023

Local Authority/Tax Band: South Derbyshire District Council / Tax Band D





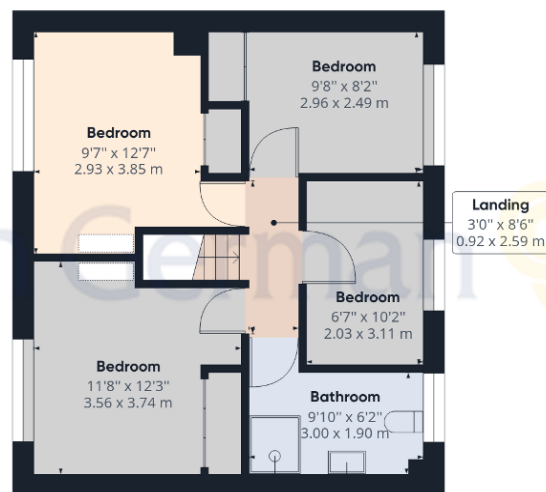


Ground Floor

Approximate total area⁽¹⁾

1403.06 ft²

130.35 m²



Floor 1

(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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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.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		83
(69-80) C		
(55-68) D	66	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		
		EU Directive 2002/91/EC



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