

Coronation Street, Swadlincote, DE11

£299,950



CADLEY CAULDWELL are super excited to bring to the market this spacious NO CHAIN four bedroomed DETACHED family home, set within walking distance to the local secondary school and close to local amenities and major route ways. THIS PROPERTY IS IDEAL FOR FAMILIES with its spacious ground floor consisting of an entrance hall, guest cloakroom, fitted kitchen, dining room, conservatory and family lounge. To the first floor there is a master bedroom with en-suite bathroom, three further roomy bedrooms and a family bathroom. Private enclosed rear garden, private parking and garage. Fitted Combination boiler and double glazing.

VIEWINGS ARE HIGHLY ADVISED

Contact CADLEY CAULDWELL on 01283 217251 to arrange your viewing TODAY!

****Council Tax Band: D / EPC Rating: D/Freehold****

- Spacious Family Home
- Parking & Garage
- Two Reception Rooms & Conservatory
- Master En-suite Bathroom
- NO CHAIN
- ****Council Tax Band: D / EPC Rating: D****

Coronation Street, Swadlincote, DE11

Directions

POSTCODE: DE11 0QB

IMPORTANT INFORMATION

Mortgage advice is available within our office

GROUND FLOOR

Entrance Hall

15'5" x 5'8" (4.70m x 1.73m)

Guest Cloakroom

Kitchen

13'2" x 8'9" (4.01m x 2.67m)

Dining Room

10'4" x 9'0" (3.15m x 2.74m)

Conservatory

9'6" x 9'2" (2.90m x 2.79m)

Lounge

14'9" x 13'2" (4.50m x 4.01m)

Integral Garage

16'2" x 7'10" (4.93m x 2.39m)

FIRST FLOOR

Master Bedroom

13'2" x 9'7" (4.01m x 2.92m)

En-Suite

6'1" x 6'1" (1.85m x 1.85m)

Bedroom Two

13'0" x 8'6" (3.96m x 2.59m)

Bedroom Three

9'10" x 8'10" (3.00m x 2.69m)

Bedroom Four

9'9" x 8'6" (2.97m x 2.59m)

Bathroom

6'2" x 5'10" (1.88m x 1.78m)

OUTSIDE

To The Rear

Private rear garden. Paved seating area. Lawn. Various shrubs and bedding plants. Access to the front via the side.

To The Front

Private parking for two vehicles, potential for more. Lawn. Various Shrubs. Weather Porch.

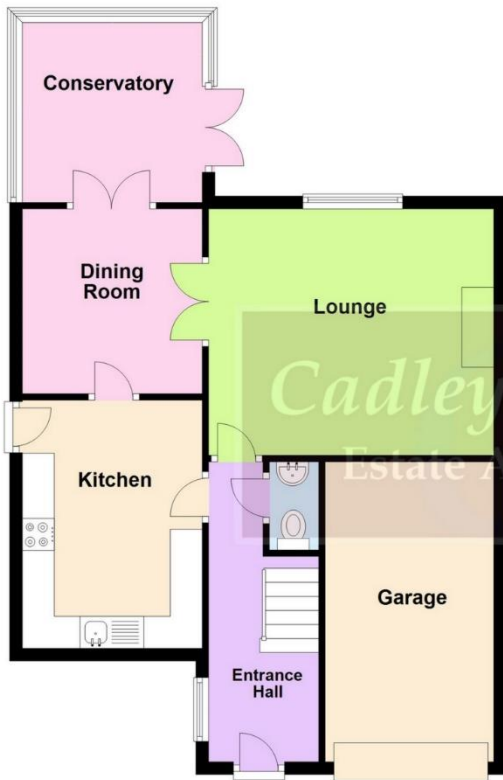


Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		
(69-80) C		80
(55-68) D	66	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	



Ground Floor

Approx. 67.1 sq. metres (722.7 sq. feet)



First Floor

Approx. 61.3 sq. metres (659.3 sq. feet)



Total area: approx. 128.4 sq. metres (1382.0 sq. feet)

Please note - these are not to scale. For display purposes only
Plan produced using PlanUp.

Viewing by appointment only with
Cadley Cauldwell, 19, High Street, Swadlincote, DE11 8JE

General: While we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the position for you, especially if you are contemplating travelling some distance to view the property. Measurements: These approximate room sizes are only intended as general guidance. You must verify the dimensions carefully before ordering carpets or any built-in furniture. Services: Please note we have not tested the services or any of the equipment or appliances in this property, accordingly we strongly advise prospective buyers to commission their own survey or service reports before finalizing their offer to purchase. THESE PARTICULARS ARE ISSUED IN GOOD FAITH BUT DO NOT CONSTITUTE REPRESENTATIONS OF FACT OR FORM PART OF ANY OFFER OR CONTRACT. THE MATTERS REFERRED TO IN THESE PARTICULARS SHOULD BE INDEPENDENTLY VERIFIED BY PROSPECTIVE BUYERS OR TENANTS. NEITHER CADLEY CAULDWELL NOR ANY OF ITS EMPLOYEES OR AGENTS HAS ANY AUTHORITY TO MAKE OR GIVE ANY REPRESENTATION OR WARRANTY WHATSOEVER IN RELATION TO THIS PROPERTY.