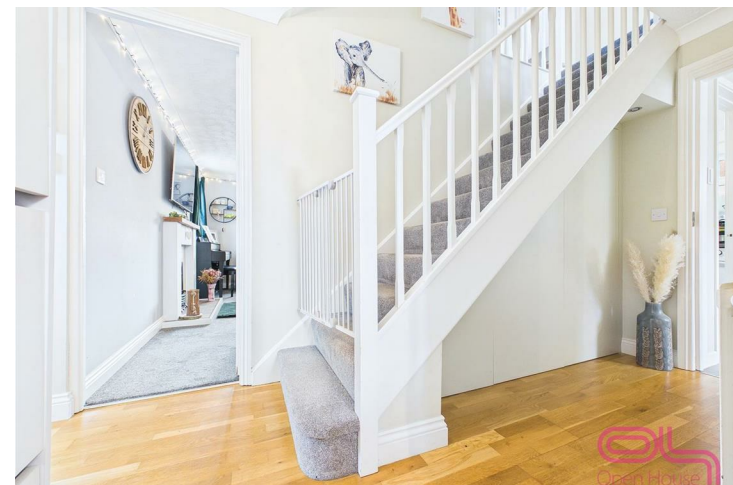
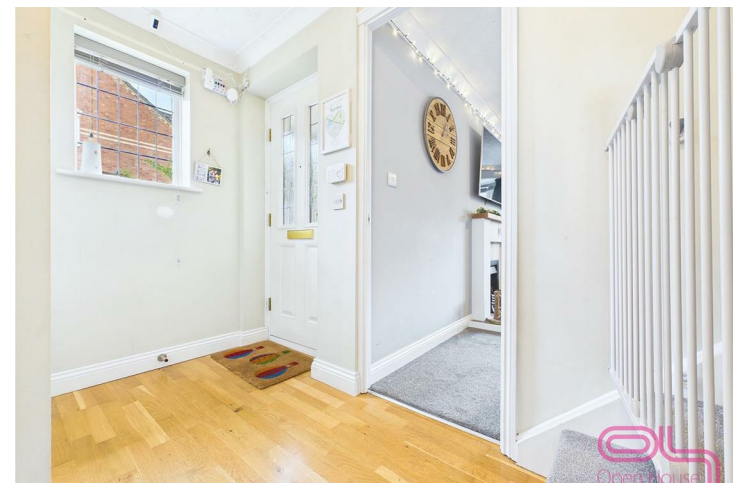




Edgecote Drive, Newhall, Swadlincote,
DE11 0LD

Offers Over £300,000



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Offers Over £300,000

We are delighted to present this spacious and well-presented four-bedroom detached family home, occupying a prominent wrap-around corner position with an especially large garden and bags of kerb-appeal.

Offering generous and versatile accommodation, the property includes a welcoming entrance hall, spacious lounge, separate dining room, fitted breakfast kitchen, useful utility room and guest cloakroom. Upstairs are four good-sized bedrooms, including a main bedroom with fitted wardrobes and an en-suite shower room, together with a modern family bathroom.

Outside, the property benefits from an extensive block-paved driveway, integral garage and an attractive enclosed rear garden offering lawned and paved areas ideal for children, entertaining and relaxing outdoors.

Location

Edgecote Drive is situated within an established residential area of Swadlincote, conveniently placed for local schools, shops, leisure facilities and everyday amenities. Swadlincote town centre is within easy reach, while the surrounding road network provides convenient access towards Burton upon Trent, Ashby-de-la-Zouch and the wider Midlands road network.

Entrance Hall

The front door opens into a bright and welcoming entrance hall featuring wood-effect flooring, stairs rising to the first floor and doors leading to the principal ground-floor rooms. Useful fitted storage is



positioned beneath the staircase.

Lounge

A particularly generous main reception room with a large bay window allowing plenty of natural light to enter. The room offers ample space for a range of seating and includes a feature fireplace forming an attractive focal point.

Dining Room

A separate dining room providing plenty of space for a family dining table and additional furniture. Glazed doors open directly onto the rear patio and garden, creating an excellent space for family meals and entertaining.

Breakfast Kitchen

The fitted kitchen offers an extensive range of light-coloured wall and base units, complemented by contrasting work surfaces and tiled splashbacks. There is a sink positioned beneath the rear-facing window, space for appliances and a useful breakfast bar providing informal seating.

Utility Room

Positioned separately from the main kitchen, the utility room provides additional fitted storage, worktop space and room for laundry appliances, helping to keep the main kitchen free from everyday clutter.

Guest Cloakroom

Fitted with a WC and wall-mounted wash basin, complemented by decorative wall panelling and contemporary flooring.

First-Floor Landing

A spacious landing with a balustrade surrounding the staircase, access to the bedrooms and bathroom, and a

useful airing cupboard.

Main Bedroom

A generous double bedroom positioned at the front of the property, featuring an extensive range of fitted wardrobes and plenty of space for additional bedroom furniture. A door leads into the private en-suite shower room.

En-Suite Shower Room

Fitted with a shower enclosure, WC and wash basin with storage beneath, together with tiled walls and flooring.

Bedroom Two

A well-proportioned double bedroom with windows providing plenty of natural light. The room also benefits from fitted mirrored wardrobes offering excellent storage.

Bedroom Three

Another good-sized and well-presented bedroom, suitable for a double bed and additional furniture, with a pleasant outlook towards the rear.

Bedroom Four

A versatile fourth bedroom currently arranged as a home office. It would also work well as a nursery, child's bedroom or dedicated study.

Family Bathroom

The family bathroom has been finished in a modern neutral style and includes a corner bath with shower above and a glazed screen, WC and wash basin. The room is complemented by tiled walls, patterned flooring and a heated towel rail.

Front

The property occupies a prominent corner position with an extensive block-paved driveway providing





off-road parking for several vehicles. There is also a small lawned frontage with established shrubs and gated access leading to the rear garden.

Integral Garage

The integral garage is accessed from the driveway through an up-and-over door and provides useful parking, storage or workshop space.

Rear Garden

The attractive enclosed rear garden has been arranged with family use and outdoor entertaining in mind. A generous paved patio adjoins the house and provides space for seating, dining and a covered entertaining area.

Beyond the patio is a good-sized lawn, established planted borders and a further pathway. Brick walls and timber fencing provide enclosure, while gated side access connects the garden with the front of the property.

Additional Information

We wish to clarify that these particulars should not be relied upon as a statement or representation of fact and do not constitute any part of an offer or contract. Buyers should satisfy themselves through inspection or other means regarding the correctness of the statements contained herein.

Please note that we have not tested or verified the condition of the services connected to the property, including mains gas, electricity, water or drainage systems. Similarly, we cannot confirm the working order or efficiency of any appliances, heating systems, or electrical installations that may be included in the sale. Prospective purchasers are therefore advised to

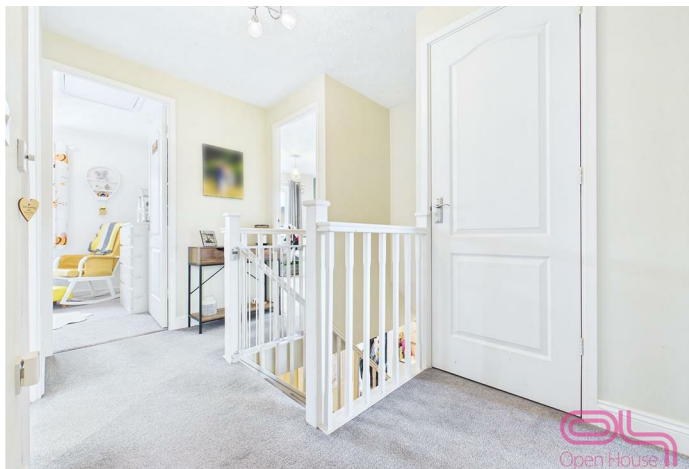
carry out their own independent investigations and surveys before entering into a legally binding agreement.

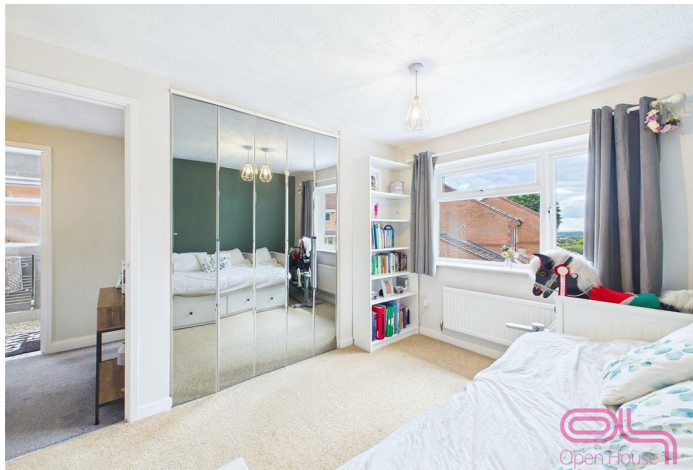
Money Laundering Regulations 2003:

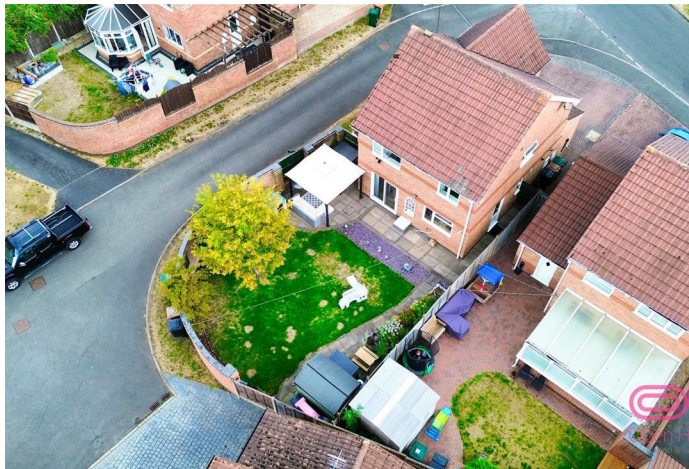
In accordance with the Money Laundering Regulations 2003, we are obligated to verify your identification before accepting any offers.

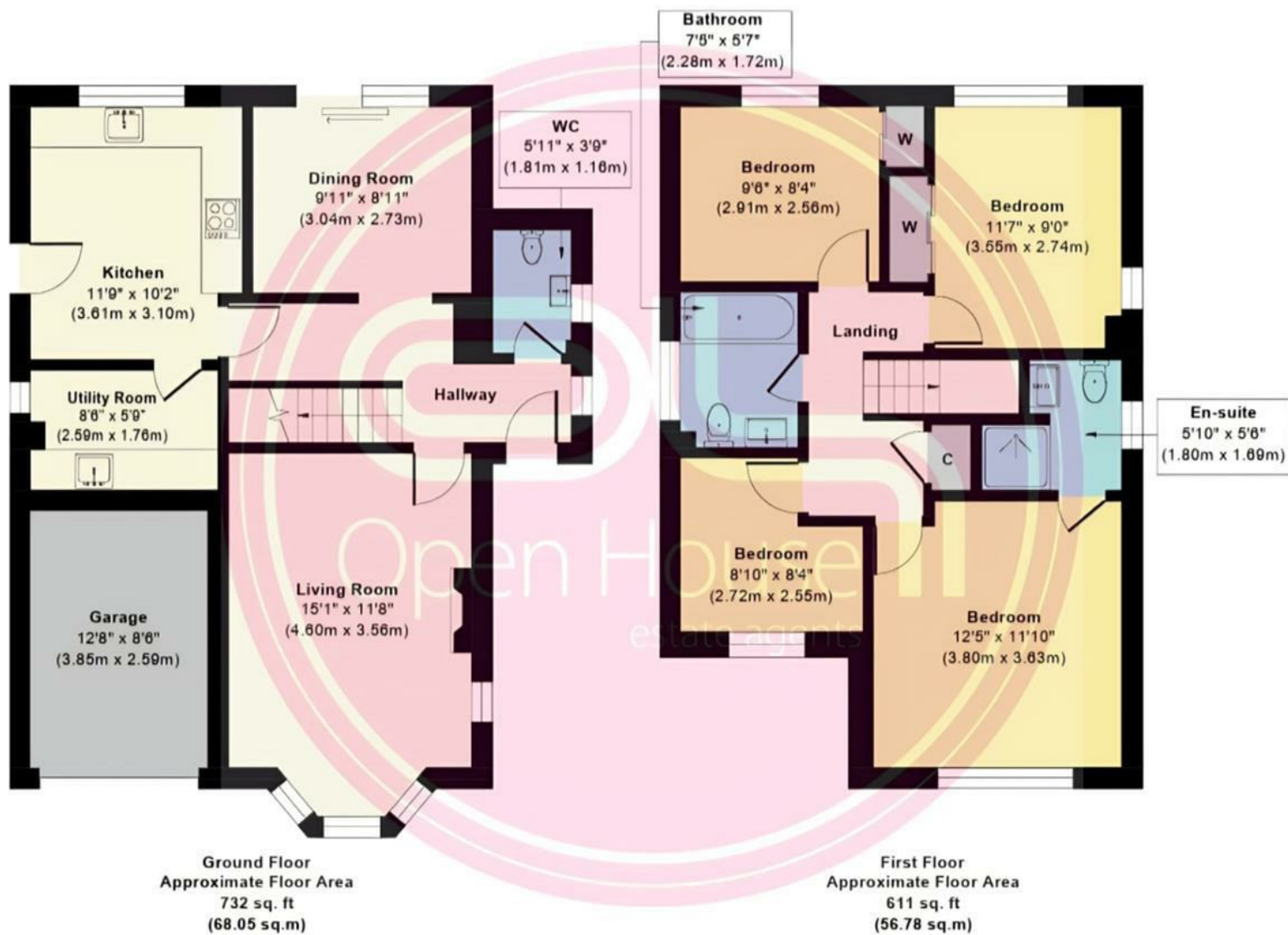
Floorplans:

We take pride in providing floorplans for all our property particulars, which serve as a guide to layout. Please note that all dimensions are approximate and should not be scaled.









Approx. Gross Internal Floor Area 1,343 sq. ft / 124.83 sq. m

Illustration for identification purposes only, measurements are approximate and not to scale, unauthorized reproduction is prohibited.

ENERGY PERFORMANCE CERTIFICATE

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		84
(69-80) C	70	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

LOCAL AUTHORITY

South Derbyshire

TENURE

Freehold

COUNCIL TAX BAND

D

VIEWINGS

By prior appointment only

PROPERTY SUMMARY

- Well-Presented Detached Family Home
- Four Good-Sized Bedrooms
- Main Bedroom With En-Suite
- Spacious Lounge With Bay Window
- Separate Dining Room
- Fitted Breakfast Kitchen
- Utility Room And Guest Cloakroom
- Integral Garage And Generous Driveway
- Especially Large Enclosed Rear Garden
- Attractive Kerb-Appeal



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