



- Detached House
- Four Bedrooms
- Hall And Cloaks/WC
- Dining Kitchen
- Lounge And Dining Room
- Study
- Family Bathroom And En-suite
- Rear Garden
- Drive And Garage
- No Upward Chain

To make an appointment to view:

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## DESCRIPTION

YOUR MOVE are pleased to offer for sale this Detached House situated on Excelsior Drive in the Woodville area of Swadlincote. An internal inspection is highly recommended to appreciate the accommodation provided which briefly comprises Entrance Hall with Cloakroom / WC off, Study, Dining Kitchen, Lounge and Separate Dining Room on the Ground Floor whilst to the First Floor a Landing gives access to the Master Bedroom with En Suite Shower Room, a further Three Bedrooms plus Family Bathroom / WC. The property benefits from a gas central heating system and double glazing where stated. Externally there is a garden to the rear with garage and driveway providing off road parking also to the rear of the property accessed down the side.

### ENTRANCE HALL

**3.35m x 2.46m (11'0" x 8'1")**

Having double glazed front entrance door, staircase off to first floor landing.

### CLOAKROOM/WC

Having low level WC, pedestal wash hand basin, tiled splashbacks, radiator.

### STUDY

**2.95m x 2.82m (9'8" x 9'3")**

Having fitted desk, radiator, double glazed window to front aspect.

### DINING KITCHEN

**5.38m x 2.69m (17'8" x 8'10")**

maximum measurements to include fitted units. Having a range of wall and base units with complimentary work surfaces, integrated dishwasher and washing machine, circular sink and drainer, tiled splashbacks, vinyl floor covering, integrated double electric oven and gas hob with feature chimney style extractor hood over, double glazed window to rear aspect, double glazed door giving access out to rear garden, breakfast bar, wall mounted gas fired boiler.

### LOUNGE

**5.13m x 3.43m (16'10" x 11'3")**

Having electric fire in decorative surround, wood effect flooring, coving to ceiling, double glazed window to rear aspect, double glazed french doors giving access out to rear garden.

### DINING ROOM

**3.33m x 2.69m (10'11" x 8'10")**

Having radiator, double glazed window to front aspect, coving to ceiling.

## ON THE FIRST FLOOR

### LANDING

Having loft access point, walk in airing cupboard with shelving.

### MASTER BEDROOM

**4.09m x 2.84m (13'5" x 9'4")**

Having a range of built in wardrobes, double glazed window to rear aspect, radiator, door into....

### EN-SUITE SHOWER ROOM

Having double shower cubicle, pedestal wash hand basin, low level WC, double glazed window to rear aspect, radiator.

### BEDROOM TWO

**3.43m x 2.59m (11'3" x 8'6")**

Having double built in wardrobes, double glazed window to rear aspect, radiator.

### BEDROOM THREE

**3.30m x 2.72m (10'10" x 8'11")**

Having double glazed window to front aspect, radiator.

### BEDROOM FOUR

**2.62m x 2.46m (8'7" x 8'1")**

Having double glazed window to front aspect, radiator.

### FAMILY BATHROOM/WC

Having a white suite to comprise panel bath with shower over, low level WC and pedestal wash hand basin, radiator, tiled splashbacks, double glazed window to side aspect.

## OUTSIDE

### FRONT SECTION

Having pathway to front entrance door.

### REAR GARDEN

Having timber decked area onto lawn with shrubs and borders, timber shed, wall and fence boundary.

### DRIVE

Providing off road parking to the rear of the property whilst giving access to....

### GARAGE

NOT MEASURED. We recommend that purchasers ensure the space is adequate for their requirements. Having up and over door, double glazed door giving access out to rear garden.

## REAR VIEW

## CLAUSES:

### FREEHOLD NOT CONFIRMED:

It is believed that this property is freehold, but we are unable to confirm this as we have no access to the documentation. Should you proceed with the purchase of this property these details must be verified by your Solicitor.

### MORTGAGE & FINANCIAL ADVICE:

Our team of highly qualified Mortgage & Financial Consultants can provide you with up to the minute information on many of the rates available. To arrange an appointment, telephone this office. **YOUR HOME MAY BE REPOSSESSED IF YOU DO NOT KEEP UP REPAYMENTS ON YOUR MORTGAGE.**

### FIXTURES & FITTINGS:

Fixtures and fittings other than those mentioned above to be agreed with the Seller.

The mention of any appliances and/or services within these sales particulars does not imply they are in full efficient working order

### SERVICES CONNECTED:

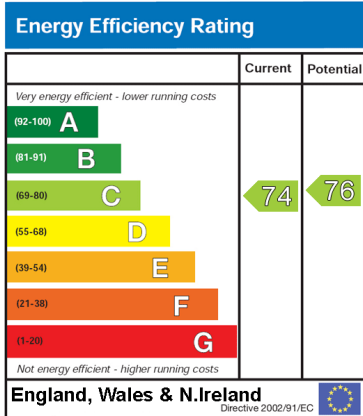
Please note that any services, heating systems or appliances have not been tested, and no warranty can be given or implied as to their working order.

### ALL MEASUREMENTS:

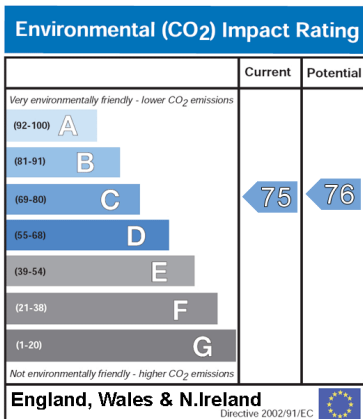
All Measurements are Approximate

### LASER TAPE CLAUSE:

All measurements have been taken using a laser tape measure and therefore, may be subject to a small margin of error.



The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.



The environmental impact rating is a measure of a home's impact on the environment in terms of carbon dioxide emissions. The higher the rating the less impact it has on the environment.

### OFFICE OPENING HOURS:

Mon - Fri 9.00 - 6.00pm

Saturday 9.00 - 4.00pm

Sunday Closed

### PROPERTY REFERENCE NUMBER:

527/413/865

Your Move have produced these details in good faith and believe they provide a fair and accurate description of the property being marketed. Following inspection and prior to financial commitment prospective buyers should satisfy themselves as to the property's suitability and make their own enquiries, relating to specific points of importance for example condition of items, permissions, approvals and regulations. The accuracy of these details are not guaranteed and they do not form part of any contract.

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