



10 Potters Croft
Swadlincote, Derbyshire DE11 0WD
£284,950

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LIZ MILSOM PROPERTIES, the Award winning Agents are delighted to offer for sale, this well maintained & presented DETACHED FAMILY HOME, benefiting from double glazing, gas central heating, 3 Reception rooms, fitted Kitchen & Laundry/utility. Four generous sized bedrooms including En Suite Shower Room and family bathroom. Ideal for a GROWING FAMILY, with ample off road parking, garage & low maintenance garden. Handy for the town centre, local schools and amenities EPC D rating. Interested then CALL our friendly team TO VIEW - LIZ MILSOM PROPERTIES - OPEN 7 DAYS - TILL 8PM WEEKDAYS.

- Splendid family home, handy for town
- 3 Reception Rooms
- Separate Utility & Guest Cloaks/WC
- 3 further generous bedrooms
- Low maintenance gardens
- Gas central heating & double glazing
- Fitted Breakfast Kitchen
- Main bedroom with En Suite
- Ample off road parking
- Early viewing recommended



Location

Ideally placed on the fringe of Swadlincote , Potters Croft is a small select cul-de-sac of a mixtures of 3 bedroom semis and detached 4-5 bedroom homes . Swadlincote is well placed for the commuter with excellent road links leading to Burton upon Trent, Ashby de la Zouch and Derby with the major A-roads of the A444, A511 and A38. The M42 is also easily accessible which in turn leads to the major cities. Swadlincote town itself, which is within easy walking distance, has a good range of facilities including the Greenbank Leisure Centre, eateries, Cinema, a variety of supermarkets and shopping facilities and schools are also within walking distance. Doctors Surgery and Health Centre (located just down the road) and the bus station is central close, to the Library.

Overview - Ground floor

The property benefits from PVCu double glazing throughout including a splendid Conservatory and conventional gas central heating via a boiler which is located in the Utility Room.

The double-glazed entrance porch leads through in to a pleasant reception hallway, with stairs rising to the first floor and doors leading off, the downstairs cloakroom/WC which comprises of WC and hand wash basin with tiled splash back.

Located to the front of the property and accessed from the Hall to the right is the spacious lounge which is tastefully decorated, being light and airy with a feature bay window overlooking the front aspect, as well as feature fireplace with fitted electric fire.

The separate dining room has been extended into the former garage to provide a fabulous sized room which would take a 8 seater dining table if required, yet offers multi-functional accommodation and provides plenty of room for free standing furniture. Sliding patio doors lead through into the spacious conservatory this room again provides extra generous sized living accommodation with French doors leading to the low maintenance rear garden, having a tiled floor.

Next of the Hall way is the fitted Breakfast Kitchen, which is located to the rear of the property with stainless steel one-and-a-half bowl sink unit with mixer tap, ample work surface areas. There is an integrated oven and 4 ring gas hob with tiled splash back and extractor canopy overhead. There are an excellent range of wall and floor level units provide ample storage with ample appliance space. A large picture window overlooks the rear garden and plenty of space for a breakfast table. Access leads to the useful utility room, with further matching units, an additional sink and drainer unit, and plumbing for a washing machine. The wall mounted Ideal Classic gas boiler is also located here, a side door leads to the side path and rear garden.

Overview - First floor

Stairs off the hallway lead to first floor and landing with access to all the first floor accommodation. The bedrooms are all double, being of a generous size, with the main bedroom benefiting from a comprehensive range of fitted wardrobes, dressing table unit . En suite Shower Room with three peice suite comprising WC, hand wash basin within a vanity unit and an enclosed shower cubicle. The two rear bedrooms again are double with practical laminate flooring and views

over the delightful low maintenance rear garden ideal for buyers with busy lives. The smallest bedroom is located to the front of the property, again being a generous size single. which is currently used by the present Owner. Finally, completing the first floor accommodation is the family bathroom which is tiled, with a white paneled bath, with Aqualisa shower over, low level WC and hand wash basin set within a vanity unit.

The well presented accommodation measurements:

Reception Hall

Guest Cloaks/WC

Spaicous bay windowed Lounge

14'3 x 12'76 including bay (4.34m x 3.66m including bay)

Extended Dining Room

13'06 x 8'36 (4.11m x 2.44m)

Impressive Conservatory

12'6 x 10'2 (3.81m x 3.10m)

Fitted Breakfast Kitchen

13'06 x 8'36 (4.11m x 2.44m)

Separate Utility

First floor & landing

Master bedroom

14'3 x 11'2 (4.34m x 3.40m)

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En Suite Shower Room

6'3 x 5'4 (1.91m x 1.63m)

Double bedroom Two

11'7 x 8'6 (3.53m x 2.59m)

Double bedroom Three

9'3 x 9'3 (2.82m x 2.82m)

Bedroom Four

10'72 x 6'8 (3.05m x 2.03m)

Family bathroom

6'8 x 5'4 (2.03m x 1.63m)

Outside - Front, anple off road parking

The property occupies a prominent position within this popular cul-de-sac. The property is set back from the road, having a large block paved driveway which provides AMPLE OFF ROAD PARKING for 2-3 vehicles.

Outside - Private enclosed rear garden

The private low maintenance rear garden of the property can be accessed off the utility. The rear garden which comprises of an extensive patio area with raised decked area ideal for entertaining in the summer months. The rear garden is fully enclosed with paneled fenced boundaries and is designed for low maintenance, ideal for buyers with busy lives. There is a useful outside tap.

Viewing : Stricly by telephone appt

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Available

8.00 am – 8.00 pm Monday to Friday,

9.00 am – 4.00 pm Saturday

11.00 am – 2.00 pm Sunday.

Tenure

Freehold - with vacant possession on completion. Liz Milsom Properties Limited recommend that purchasers satisfy themselves as to the tenure of this property and we recommend they consult a legal representative such as a solicitor appointed in their purchase.

Services

Water, mains gas and electricity are connected. The services, systems and appliances listed in this specification have not been tested by Liz Milsom Properties Ltd and no guarantee as to their operating ability or their efficiency can be given.

Measurements

Please note that room sizes are quoted in metres to the nearest tenth of a metre measured from wall to wall. The imperial equivalent is included as an approximate guide for applicants not fully conversant with the metric system. Room measurements are included as a guide to room sizes and are not intended to be used when ordering carpets or flooring.

Disclaimer

The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing.

LMPL/LMM/EMM/03.03.2021/1 DRAFT





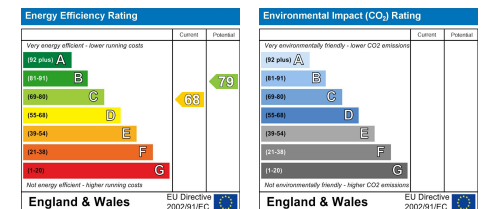
TOTAL FLOOR AREA : 1584 sq.ft. (147.1 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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Directions

The property is best approached by travelling from the centre of Swadlincote along Civic Way at the Sainsburys large island, take the fourth exit into Darklands Road, passing the Doctors Surgery on the left and proceed for some distance, turning right at the junction for Coronation Street. Proceed down the street and turn left into Potters Croft, on passing the entrance to The Pingle Academy, the property is situated on the opposite side.



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COUNCIL TAX

Band: D

The vendor informs us that the property is Freehold, however we have not inspected the title deeds. We would advise you consult your own solicitor to verify the tenure.



THE TEAM

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GENERAL INFORMATION

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