

30 Mount Road
Swadlincote, DE11 9ES
£595,000

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** LIZ MILSOM PROPERTIES ** are delighted to present "Mount View", an impressive DETACHED 4-BEDROOM family home enjoying beautiful countryside views to the rear. Offering spacious and versatile accommodation, including four double Bedrooms, En-suite, Lounge, Kitchen Diner, Dining Room/Snug, Office/Playroom, Utility and Ground Floor WC. Externally, the property benefits from an extensive driveway, ample OFF ROAD PARKING and a DOUBLE GARAGE. Early viewing is highly recommended! EPC Rating: "TBC"/ Council Tax Band: "E".

- Four-bedroom DEATCHED FAMILY HOME
- Kitchen/Diner and Utility Room
- Dining Room/Snug
- Four DOUBLE Bedrooms
- DOUBLE Garage & OFF ROAD PARKING
- Spacious Lounge with countryside views
- Office/Playroom
- Cloaks/WC
- Ensuite Shower Room
- Private, non-overlooked rear garden







Location
Mount View is situated within the established residential road in Castle Gresley with the added bonus of being close the National Forest and Nature Reserve. conveniently located close to a range of local amenities, including convenience stores, supermarkets, GP surgeries, pharmacies, cafés and takeaways. Further facilities are available in nearby Swadlincote, approximately 1–2 miles away, which offers a wider range of shops, supermarkets, leisure facilities and services. Nearby parks and recreational areas also provide opportunities for outdoor activities.

Ground Floor - Overview
A storm porch leads directly into the Reception Hallway, featuring a side elevation window, tiled flooring and stairs rising to the first floor, with all ground floor accommodation leading off.

The first of the reception rooms is positioned to the front left of the property and offers versatile use as either a Dining Room or Snug. This room benefits from a front-facing window, carpeted flooring, radiator and centre light point. The second reception room also overlooks the front elevation and provides further flexibility as an Office or Playroom, again with carpeted flooring, radiator and centre light point.

The spacious Lounge is a particularly good-sized living area, enjoying attractive countryside views to the rear through French doors, alongside a further side elevation window. Additional features include carpeted flooring, a fireplace with surround, TV point, radiator and centre light point.

Returning to the hallway, the Kitchen/Diner offers an extensive range of oak wall and floor units, a range cooker with extractor over, sink with drainer and mixer tap, together with space and plumbing for appliances. The room is finished with tiled flooring and feature spotlighting, with a door leading through to the separate Utility Room. This benefits from matching units, further appliance space and plumbing, continuation of the tiled flooring and an external door providing access to the side elevation and rear garden.

First Floor - Overview
Stairs rise from the Reception Hallway to the first floor landing, providing access to all accommodation. The property boasts four well-proportioned double Bedrooms, offering excellent flexibility for family living.

The principal Bedroom is a particularly generous double room overlooking the rear elevation, benefiting from carpeted flooring, radiator, TV point and access to its own Ensuite Shower Room. The ensuite is fitted with a double shower cubicle incorporating an electric shower, wash hand basin and low-level WC.

Bedroom Two is another spacious double Bedroom overlooking the rear elevation, whilst Bedrooms Three and Four are positioned to the front of the property, both offering comfortable double accommodation. Bedroom Four also presents exciting potential for the installation of fitted wardrobes or, subject to plumbing and any necessary consents, conversion to provide an additional Ensuite Shower Room.

Completing the first floor is the Family Bathroom, fitted with a three-piece suite comprising a panelled bath with mains shower over, wash hand basin and low-level WC, complemented by wall tiling and carpeted flooring.

Reception Hallway
18'5" x 6'3" (5.63m x 1.93m)

Dining Room/Snug
12'0" x 9'3" (3.67m x 2.84m)

Office/Playroom
13'0" x 10'0" (3.98m x 3.06m)

Spacious Lounge
18'4" x 13'2" (5.61m x 4.03m)

Kitchen/Diner
12'11" x 12'11" (3.94m x 3.94m)

Separate Utility
8'4" x 5'8" (2.56m x 1.75m)

Ground Floor Cloaks/WC

Stairs to First Floor & Landing

Principal Bedroom
18'6" x 14'1" (5.64m x 4.30m)

Ensuite
8'7" x 3'10" (2.63m x 1.19m)

Bedroom Two
13'2" x 13'1" (4.02m x 3.99m)

Bedroom Three
12'10" x 10'2" (3.92m x 3.12m)

Bedroom Four
12'10" x 10'2" (3.92m x 3.12m)

Family Bathroom
10'6" x 7'9" (3.22m x 2.38m)

DETACHED DOUBLE GARAGE
Positioned behind wrought iron double gates is the DETACHED DOUBLE GARAGE, featuring a substantial pitched roof providing excellent additional storage potential, together with light and power.

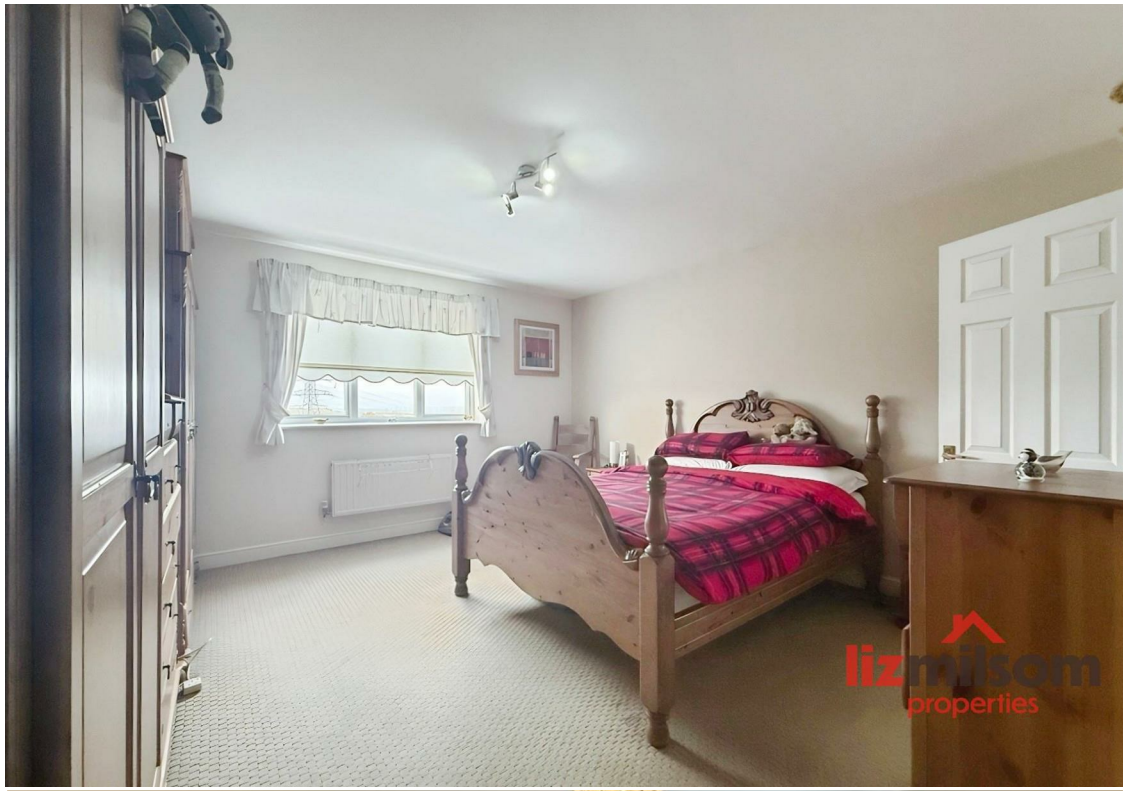
Outside Front - Overview
Occupying an enviable position towards the top of Mount Road, the property enjoys a peaceful setting with minimal passing traffic and is pleasantly set back from the road. The frontage is enclosed by attractive wrought iron fencing, with a generous driveway providing parking for several vehicles, complemented by established borders. Double gates lead through to further extensive OFF ROAD PARKING and the DOUBLE GARAGE.

Outside Rear - Overview
The rear of the property enjoys a fully enclosed, NON-OVERLOOKED garden, offering a wonderful degree of privacy and tranquillity. A generous decked seating area takes full advantage of the far-reaching rolling countryside views, whilst the remainder of the garden features a well-maintained lawn, established borders and mature hedging to the boundaries, creating a delightful outdoor space ideal for relaxation and entertaining.


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Directions

For SatNav purposes follow DE11 9ES

GROUND FLOOR
1634 sq.ft. (151.8 sq.m.) approx.

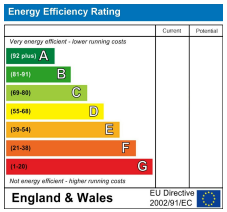


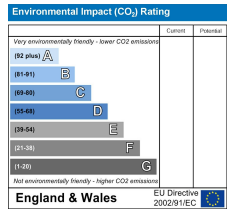
1ST FLOOR
1176 sq.ft. (109.2 sq.m.) approx.



TOTAL FLOOR AREA : 2810 sq.ft. (261.1 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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COUNCIL TAX

Band: E
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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