

Tudor House Close, Swadlincote, DE11

£244,950



CADLEY CAULDWELL are delighted to bring to the market this BEAUTIFULLY LIGHT & AIRY THREE BEDROOM DETACHED family home; located within a very popular residential estate within Swadlincote, close to local amenities and well-placed for commuters. A delightful family home comprising of entrance hall, utility area with access to integral garage, lounge/diner, conservatory, kitchen, spacious landing, family bathroom and three roomy bedrooms. Low maintenance rear garden and parking for two vehicles. Double glazing and central heating. This property really does have everything a family is looking for - ideally situated for family life. VIEWINGS ARE NOT TO BE MISSED!!! HAS EVERYTHING THAT A FAMILY LOOKS FOR!! Contact CADLEY CAULDWELL on 01283 217251 to arrange your viewing TODAY!

- LOVELY DETACHED THREE BEDROOM FAMILY HOME
- LOW MAINTENANCE REAR GARDEN

- NO CHAIN
- CONSERVATORY, UTILITY

- AIRY, LIGHT & SPACIOUS
- **Council Tax Band B/ EPC Rating C/ Freehold**

Tudor House Close, Swadlincote, DE11

Directions

Follow SATNAV Code for DE11 0LU

IMPORTANT INFORMATION

Mortgage advice available in this office

GROUND FLOOR

Entrance Hall

Living/Diner

4.27m x 5.49m (14' x 18')

Kitchen

3.05m x 1.83m (10' x 6')

Newly fitted

Utility Area

1.83m x 2.44m (6' x 8')

Access to integral garage

Conservatory

3.66m x 2.44m (12' x 8')

Integral Garage

3.05m x 2.44m (10' x 8')

FIRST FLOOR

Landing

Large open landing area

Bedroom 1

3.35m x 2.74m (11' x 9')

New carpet

Bedroom 2

3.05m x 2.49m (10' x 8'1")

New Carpet

Bedroom 3

2.13m x 2.74m (7' x 9')

New Carpet

Family Bathroom

2.16m x 2.44m (7'1" x 8')

Newly fitted

OUTSIDE

Front

Drive for two vehicles

Rear

Low maintenance, patio

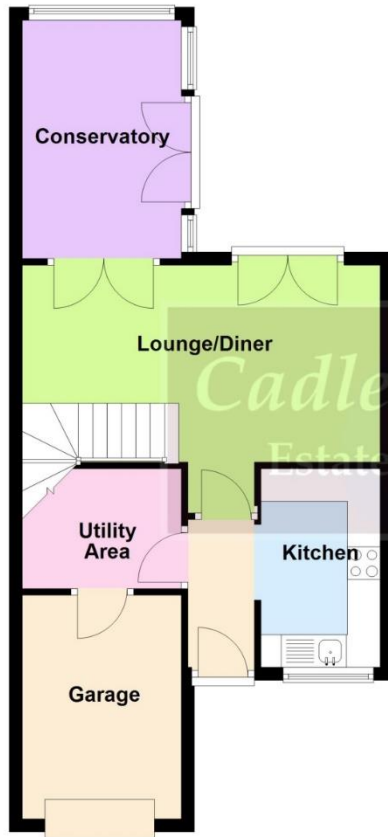


Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100) A			
(81-91) B			85
(69-80) C		70	
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	



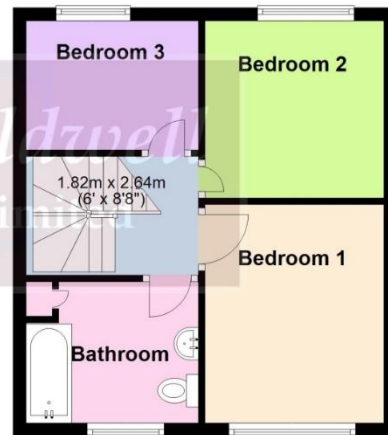
Ground Floor

Approx. 47.7 sq. metres (513.6 sq. feet)



First Floor

Approx. 34.8 sq. metres (374.1 sq. feet)



Total area: approx. 82.5 sq. metres (887.7 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 WHATEVER IN RELATION TO THIS PROPERTY.