



## Eureka Road, Midway

Swadlincote, Derbyshire, DE11 7NP

£209,950





Impressive Traditional Bay Fronted, Detached Family Home ..... Superb Views of Woodlands and Pond to Rear! This traditional detached house offers well presented accommodation that includes a lounge, kitchen, dining room, three bedrooms and a large family bathroom. Located in a popular non-estate location within walking distance of Swadlincote town centre, the property also has a good size drive, and a large, private garden, backing on to woodland and a pond. VIEWING ESSENTIAL - CALL NEWTON FALLOWELL - 01283 217772

### Location

Eureka Road is a popular and well established, non-state residential area within walking distance of Swadlincote town centre and a wide range of amenities including a retail park, restaurants, schools and leisure facilities.

### Room Sizes

#### Lounge

13'5" x 12'5" (4.09m x 3.80m)

#### Dining Room

12'5" x 11'5" (3.80m x 3.50m)

#### Kitchen

9'6" x 8'0" (2.91m x 2.45m)

#### Master Bedroom

11'5" x 9'10" (3.49m x 3.02m)

#### Bedroom Two

12'1" x 11'11" (3.70m x 3.64m)

#### Bedroom Three

7'11" x 7'10" (2.42m x 2.40m)

UPVC double glazing throughout

Gas central heating throughout

### Overview- ground floor

The main entrance to the property is to the front, with a door leading into the entrance hallway with stairs off to the first floor, an under stairs w/c and doors to the ground floor accommodation. To the front is the dining room, with a large box bay window and an open fire with surround. Along the hall is the lounge at the rear again with a fire place with a wooden surround and feature parquet flooring with French doors which open on to the wood frame conservatory. The conservatory has a tiled floor, along with heating, and Double doors off to the garden along with a side door to the driveway. To the end of the hall is the kitchen with cream wall and base units and appliance spaces.



## Overview- 1st floor

To the first floor, the master bedroom is a generously sized double with a large box bay window to the front and has built in wardrobes. Bedroom two is also a double, located to the rear also with built in wardrobes. Bedroom Three is a single located to the front of the house with a bay window. The impressive bathroom completes the accommodation and has a feature stand alone bath, seperate shower, pedestal wash basin and WC, along with modern brick tiles.

## Outside

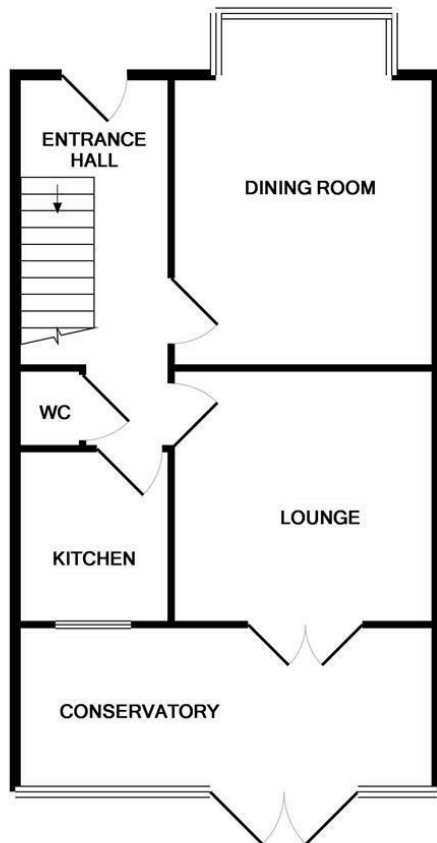
To the front and side of the property there's a block paved drive with parking for several cars which opens onto the rear garden. The rear garden has a decking area along with a lawn, log store, summerhouse, garden shed and rear a gate providing access to the woodlands and pond to the rear of the dwelling.

## Points to note:

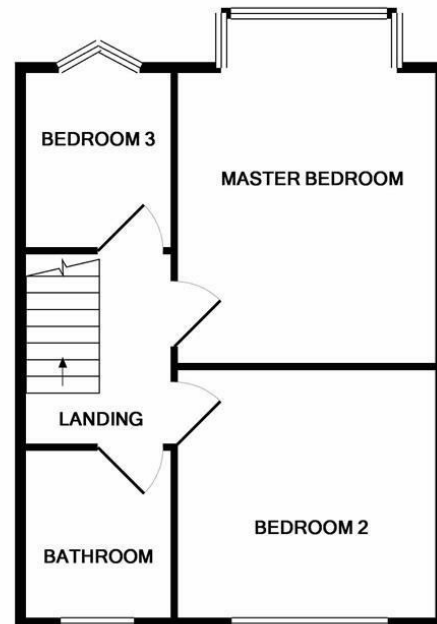
**SERVICES:** Water, mains gas and electricity are connected. The services, systems and appliances listed in this specification have not been tested by Newton Fallowell and no guarantee as to their operating ability or their efficiency can be given. **MEASUREMENTS:** Please note that room sizes are quoted 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. **TENURE:** Freehold - with vacant possession on completion. Newton Fallowell 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.







GROUND FLOOR  
APPROX. FLOOR  
AREA 628 SQ.FT.  
(58.3 SQ.M.)



1ST FLOOR  
APPROX. FLOOR  
AREA 489 SQ.FT.  
(45.5 SQ.M.)

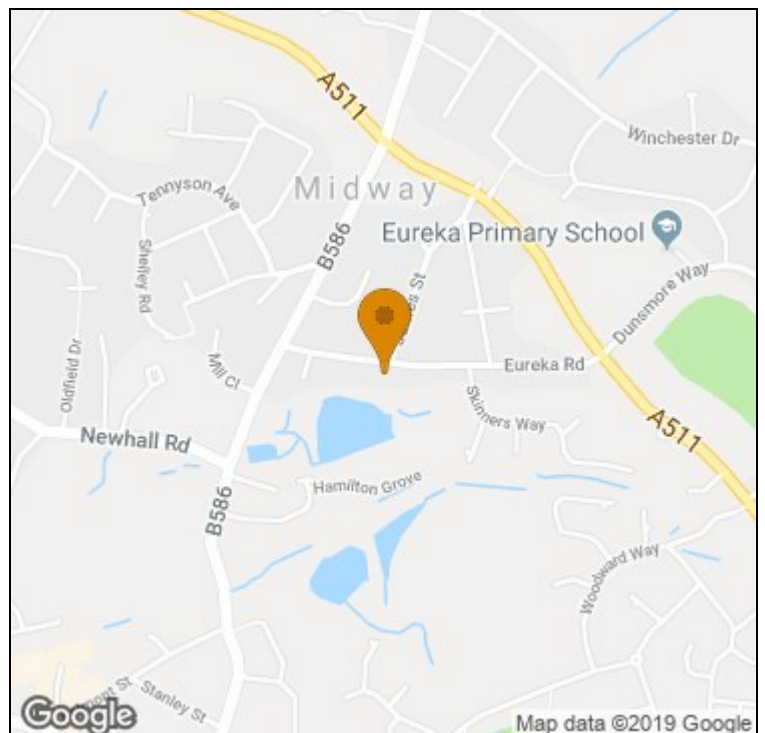
TOTAL APPROX. FLOOR AREA 1117 SQ.FT. (103.8 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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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| Energy Efficiency Rating                    |         |           |
|---|---------|-----------|
|   | Current | Potential |
| Very energy efficient - lower running costs |         |           |
| (92 plus) <b>A</b>                          |         |           |
| (81-91) <b>B</b>                            |         |           |
| (69-80) <b>C</b>                            |         |           |
| (55-68) <b>D</b>                            |         |           |
| (39-54) <b>E</b>                            |         |           |
| (21-38) <b>F</b>                            |         |           |
| (1-20) <b>G</b>                             |         |           |
| Not energy efficient - higher running costs |         |           |
| England & Wales                             |         |           |
| EU Directive 2002/91/EC                     |         |           |

| Environmental Impact (CO <sub>2</sub> ) Rating                  |         |           |
|---|---------|-----------|
|   | Current | Potential |
| Very environmentally friendly - lower CO <sub>2</sub> emissions |         |           |
| (92 plus) <b>A</b>  |         |           |
| (81-91) <b>B</b>  |         |           |
| (69-80) <b>C</b>  |         |           |
| (55-68) <b>D</b>  |         |           |
| (39-54) <b>E</b>  |         |           |
| (21-38) <b>F</b>  |         |           |
| (1-20) <b>G</b>   |         |           |
| Not environmentally friendly - higher CO <sub>2</sub> emissions |         |           |
| England & Wales   |         |           |
| EU Directive 2002/91/EC   |         |           |



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