















Tower Road, Hartshorne,
Swadlincote, Derbyshire, DE11

Offers in the region of:
£250,000

Tenure: Freehold

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Council Tax Band: C
EPC Rating: E
Local Authority: South Derbyshire Council

Other important information which you will need to know about this property can be found at your-move.co.uk

This spacious, neutrally decorated two-bedroom detached bungalow with a large conservatory, generous garden, private parking, and modern amenities is offered with no chain in a sought-after location with excellent transport links and local amenities—ideal for investors, families, or downsizers.

Description
This neutrally decorated detached bungalow offers a practical layout with generous proportions and is available For Sale in a sought after location. This property comprises two double bedrooms, making it an ideal choice for investors, families, or downsizers seeking a comfortable and flexible living space.

Inside, there is a separate reception room, presenting a welcoming environment for relaxing or entertaining guests. The well-laid-out kitchen features a designated dining space, providing an informal area for meals. The property also benefits from a modern wetroom, designed for convenience and ease of use.

A notable feature is the addition of a large conservatory, creating a versatile space perfect for enjoying views over the sizeable garden. The outdoor area provides a substantial garden, offering excellent opportunity for gardening enthusiasts or those seeking an outdoor retreat.

Additional benefits include a private driveway, ensuring ease of parking, as well as further parking facilities, catering to multiple vehicles or visitors. The property is offered with no chain, allowing for a smoother and potentially faster completion process.

Situated in a location renowned for its public transport links, local amenities, and access to green spaces, the property is well-placed for a range of lifestyle needs. Walking and cycling routes are easily accessible, making this a fitting option for active residents or those looking to enjoy the surrounding environment. Council tax band C applies to this property.

This bungalow combines space, comfort, and desirable features, making it a strong contender for a variety of buyers.

Entrance Hall
17'3" x 3'3" (5.26m x 1m)
Spacious entrance hallway.

Kitchen/Dining Room
16'7" x 15' (5.05m x 4.57m)
The kitchen has an electric hob and oven with ample space for additional appliances.

Conservatory
12'2" x 8'6" (3.7m x 2.6m)
Overlooking the rear garden.

Lounge
14'1" x 11 (4.3m x 11)
The lounge has a an open fire place.

Main Bedroom
14'1" x 11'1" (4.3m x 3.38m)
Main double bedroom.

Bedroom Two
10'6" x 9'8" (3.2m x 2.95m)
Double bedroom.

Wet Room
6'5" x 5'6" (1.96m x 1.68m)
The wet room has a shower, wash basin and a low flush wc.

Loft
The loft does have skylight windows so there maybe further scope to develop.

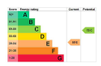
Outside
There is a driveway to the front of the property providing ample off road parking.

Garden
The garden is generous in size with fruit trees, garden shed, greenhouse and is mainly laid to lawn.

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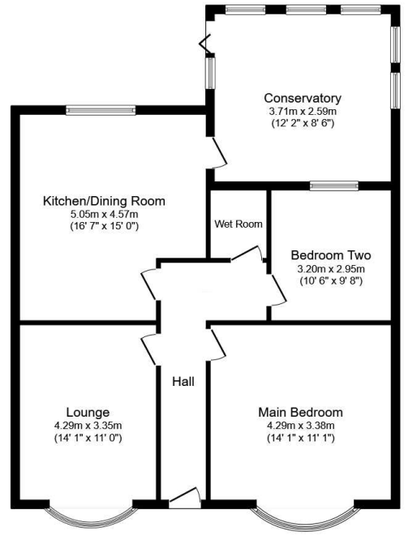
All Measurements
All Measurements are Approximate.

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



For full EPC please contact the branch.

Floorplan Clause
Measurements are approximate. Not to Scale. For illustrative purposes only.



Floor Plan
Floor area 98.6 sq.m. (1,062 sq.ft.)

Total floor area: 98.6 sq.m. (1,062 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io

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