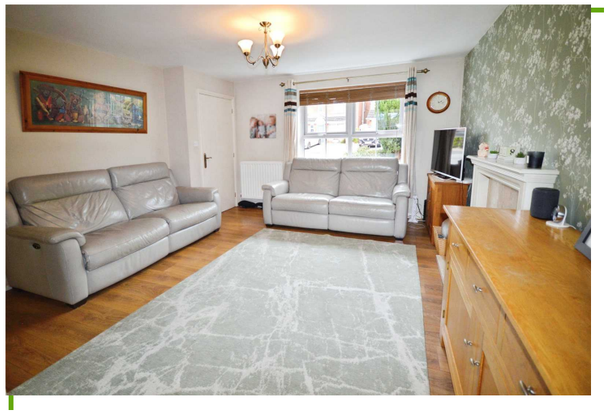


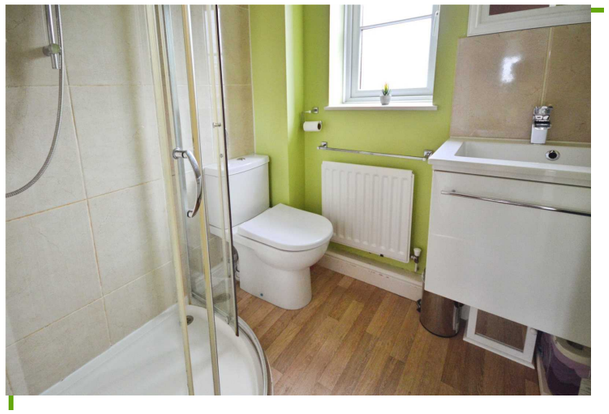














Frank Bodicote Way, Swadlincote,
Derbyshire, DE11

Asking Price: £299,500

Tenure: Freehold

YOUR MOVE

your-move.co.uk

Frank Bodicote Way, Swadlincote, Derbyshire, DE11

Asking Price: £299,500 Tenure: Freehold

Council Tax Band: D
EPC Rating: C
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 four-bedroom detached family home that is ideally located in a sought-after area close to schools, transport links, parks, and amenities, featuring open-plan reception rooms, a bright conservatory, a utility room, a principal en-suite, ample parking with a garage, and a strong community feel—perfect for modern family living.

Description

Entrance Hall

Lounge
13'3" x 13'3" (4.04m x 4.04m)
A bright and airy lounge open to the dining area.

Dining Area
9'1" x 8'1" (2.77m x 2.46m)
Dining area with access to the conservatory.

Conservatory
20'1" x 13'4" (6.12m x 4.06m)
A very spacious conservatory overlooking the rear garden.

Kitchen
11'7" x 9'1" (3.53m x 2.77m)
Fitted kitchen with an integrated gas hob, electric and a dishwasher. There is additional space for other appliances.

Utility Room
5'1" x 5' (1.55m x 1.52m)
With plumbing for a washing machine.

Cloakroom/Wc
5'1" x 3'6" (1.55m x 1.07m)
Appointed with a pedestal sink and a low flush wc.

On the first floor:

Main Bedroom
13'5" x 9'4" (4.1m x 2.84m)
Main double bedroom with space for wardrobes.

En-Suite
5'8" x 5'2" (1.73m x 1.57m)
There is a shower enclosure, vanity wash hand basin and a low flush wc.

Bedroom Two
10'8" x 8' (3.25m x 2.44m)
Double bedroom.

Bedroom Three
11'5" x 9'4" (3.48m x 2.84m)
Double bedroom with Dorma window.

Bedroom Four
8'8" x 8'6" (2.64m x 2.6m)
A generous fourth bedroom.

Bathroom
6'9" x 6'1" (2.06m x 1.85m)
Main family bathroom with a three peice suite.

Outside
The driveway provides side by side parking leading to the integral garage.

Garden
The garden is laid to lawn with a patio seating area.

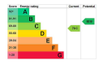
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All Measurements
All Measurements are Approximate.

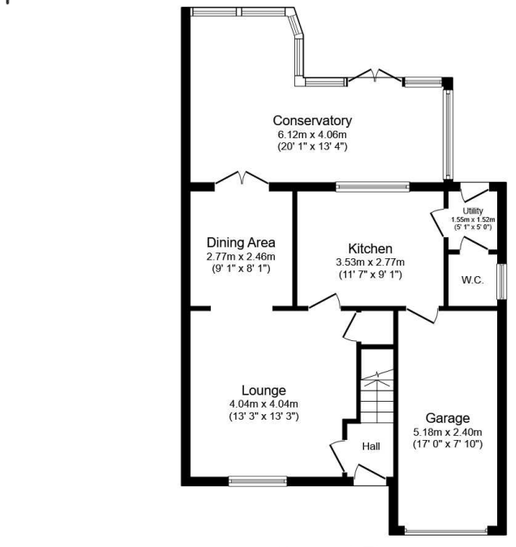
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Laser Tape Clause
All measurements have been taken using a laser tape measure and therefore, may be subject to a small margin of error.

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



For full EPC please contact the branch.



Ground Floor
Floor area 73.1 sq.m. (786 sq.ft.)

First Floor
Floor area 49.6 sq.m. (534 sq.ft.)

Total floor area: 122.6 sq.m. (1,320 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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