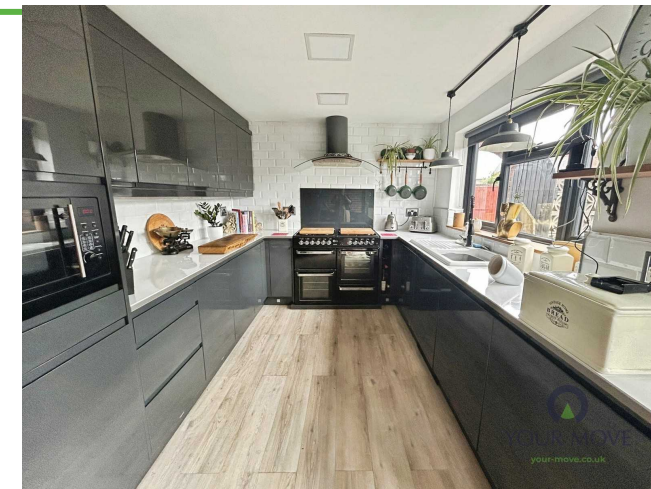
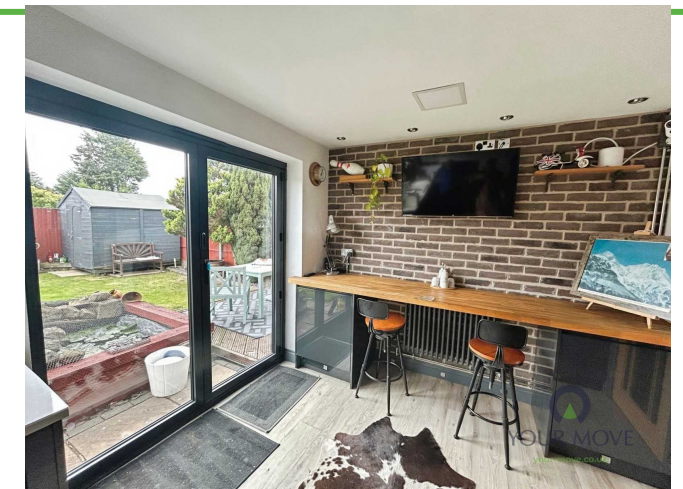
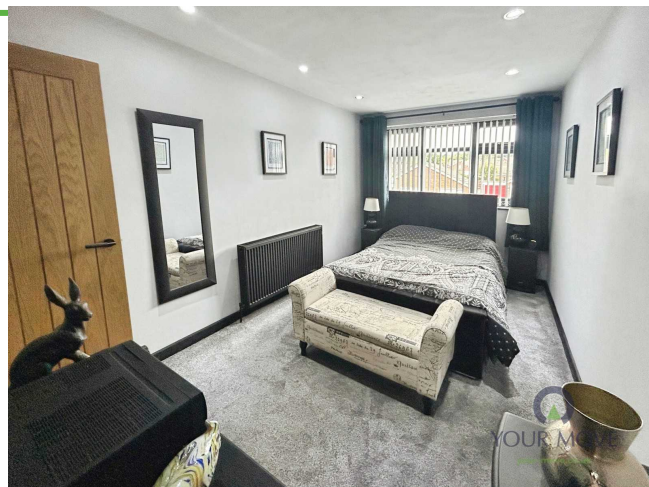
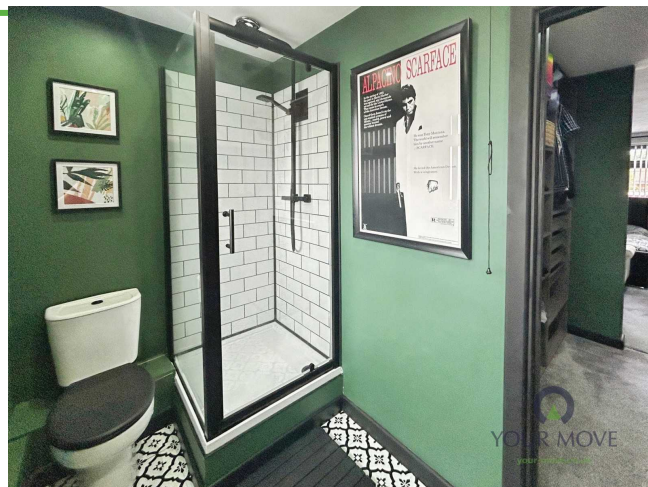




Browning Road, Swadlincote,
Derbyshire, DE11

Offers in the region of:
£300,000

Tenure: Freehold



your-move.co.uk

Browning Road, Swadlincote, Derbyshire, DE11
Offers in the region of: £300,000 Tenure: Freehold

Council Tax Band: B
EPC Rating: C
Local Authority: South Derbyshire District Council

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

This three-bedroom semi-detached house for sale in Swadlincote, Derbyshire offers a modern interior, practical layout with one reception room, kitchen and two bathrooms, and convenient access to local amenities, green spaces and wider Midlands transport links, all within Council Tax Band B.

Description

This three double bedroom semi-detached house is for sale in Swadlincote, Derbyshire, and is presented in good condition with a modern interior with no upward chain. The property offers a practical layout, including one reception room, one kitchen and two bathrooms, making it suitable for a range of purchasers looking for a well-arranged home.

The reception room provides a central living space, with the separate kitchen offering a defined area for cooking and dining. With three bedrooms, the house accommodates family living, visiting guests or those needing an additional room for home working. Two bathrooms add everyday convenience, helping to reduce morning congestion and supporting flexible use of the bedrooms.

Swadlincote is well served by local amenities, including a variety of shops, supermarkets and services in and around the town centre. Nearby parks and green spaces in the area offer opportunities for walking, recreation and children’s play areas, while local cafés and eateries provide options for meeting friends or dining out.

Public transport links are accessible via bus services connecting Swadlincote with nearby towns and villages. For rail connections,

residents can travel by road to regional train stations, including Burton-on-Trent and Derby, for services towards Birmingham, Nottingham and beyond. Road links such as the A38 and A444 provide routes for commuting and leisure travel across the wider Midlands.

The property falls within Council Tax Band B, helping prospective buyers to budget ongoing costs. Overall, this three-bedroom semi-detached house for sale offers a straightforward, modern interior and a functional layout in a well-connected Derbyshire town.

Entrance Hall

17'5" x 6' (5.3m x 1.83m)
Spacious entrance hallway with an under stair cupboard and stairs leading off to the first floor.

Kitchen/Dining Room

18'3" x 9' (5.56m x 2.74m)
Stylish and modern fitted kitchen with appliances included in the sale: freestanding range style cooker, microwave, washing machine, dishwasher and a fridge/freezer. There is a breakfast bar and Bi-fold doors leading out to the rear garden.

Lounge/Dining Room

12'6" x 12'1" (3.8m x 3.68m)
Bright and airy lounge/dining room with a wall mounted electric fire. Bi-fold doors lead out to the rear patio and garden.

On the first floor:

Main Bedroom

14'x 8'4" (4.27mx 2.54m)
Main double bedroom.

Dressing Room

6'7" x 4'1" (2m x 1.24m)
Formal Dressing area.

En-Suite

8'4" x 4'7" (2.54m x 1.4m)
Super up to date; with a single shower enclosure, contemporary wash hand basin and a low flush wc.

Bedroom Two

12'5" x 10'5" (3.78m x 3.18m)
Double bedroom. There is also a cupboard housing the gas central heating boiler.

Dressing Room/Study

9'7" x 7'8" (2.92m x 2.34m)

Bedroom Three

9'5" x 9' (2.87m x 2.74m)
Double bedroom.

Bathroom

8'7" x 5'1" (2.62m x 1.55m)
Main bathroom appointed with a bath, pedestal sink and a low flush wc.



For full EPC please contact the branch.

Outside

There is a sweeping driveway providing ample off road parking leading to the integral garage.

Garden

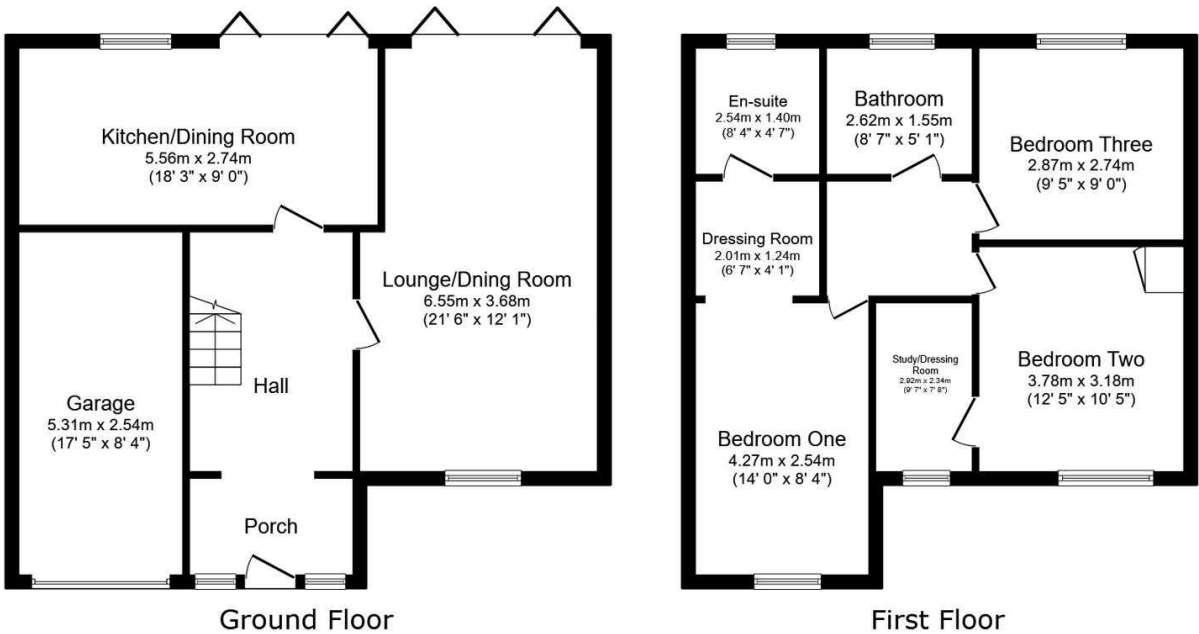
The garden is laid to lawn with fence boundaries and a patio area for entertaining.

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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.

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



Total floor area: 120.8 sq.m. (1,301 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](https://www.propertybox.io)

