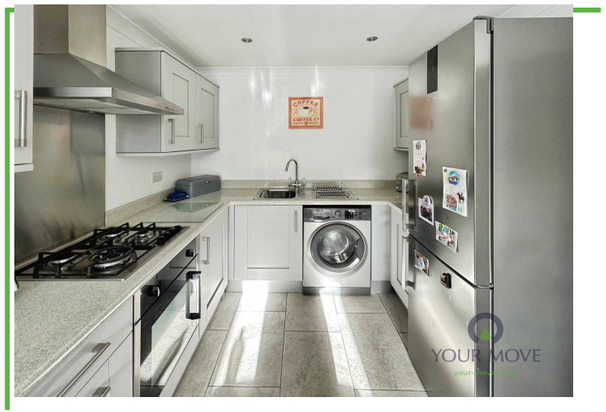


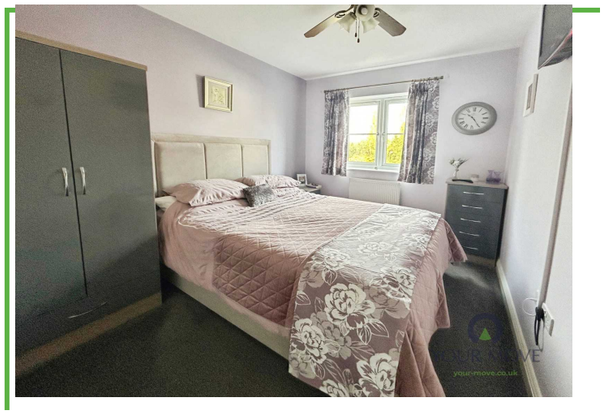














Station Crescent, Swadlincote,
Derbyshire, DE11

Asking Price: £249,500

Tenure: Freehold

YOUR MOVE

your-move.co.uk

The Property Ombudsman

Station Crescent, Swadlincote, Derbyshire, DE11

Asking Price: £249,500 Tenure: Freehold

Council Tax Band: B
EPC Rating: B
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

A well-presented three-bedroom semi-detached house for sale within a gated setting in Swadlincote, offering modern interiors, garden, two allocated parking spaces and convenient access to town amenities and wider transport links.

Description
For sale: a well-presented three-bedroom semi-detached house forming part of a gated family residence in Swadlincote, Derbyshire, with allocated leasehold parking for two cars.

The property offers a bright main reception room with neutral décor, modern flooring and French doors opening to a level rear garden with patio and lawn, ideal for everyday outdoor use. The contemporary kitchen is fitted with wall and base units, stainless steel oven and gas hob, with space for appliances and good natural light.

Upstairs are three bedrooms, all in good condition with clean, neutral finishes. Two stylish bathrooms serve the home: a family bathroom with white suite and tiled surrounds, and a separate shower room with glazed enclosure, plus a ground-floor WC, providing practical facilities for a family.

Energy efficiency is strong, with an EPC rating of B, and the home falls within Council Tax band B.

Station Crescent is conveniently placed for Swadlincote town centre, offering easy access to local shops, supermarkets, cafés and everyday amenities. Nearby parks such as Eureka Park and the National Forest woodlands provide green space for walking and recreation.

Public transport links are accessible, with Burton-on-Trent station around 15–20 minutes' drive, giving rail services to Birmingham in about 30 minutes and Derby in roughly 25 minutes. Regular bus routes from Swadlincote connect to surrounding towns and employment centres.

This three-bedroom semi-detached house represents a practical, modern home in good condition, well located for schools, local facilities and routes across South Derbyshire and beyond.

Entrance Hall
14' x 3'6" (4.27m x 1.07m)
Entrance hallway with stairs leading off to the first floor.

Cloakroom/Wc
7'2" x 3' (2.18m x 0.91m)
Appointed with a wash hand basin and a low flush wc.

Kitchen/Diner
16'3" x 8'4" (4.95m x 2.54m)
Stylish, modern kitchen with pale grey shaker style units. There is an integrated gas hob, electric oven and space for additional appliances. The kitchen has a lovely Bay window providing ample dining space.

Lounge
16'1" x 13' (4.9m x 3.96m)
Bright and airy lounge with French doors leading out into the garden.

On the first floor:

Main Bedroom
14'5" x 8'4" (4.4m x 2.54m)
Main double bedroom. (14'5 maximum measurement)

En-suite
5'1" x 4'7" (1.55m x 1.4m)
There is a corner shower enclosure, pedestal wash stand, ladder style radiator and a low flush wc

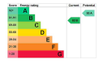
Bedroom Two
10'8" x 8'4" (3.25m x 2.54m)
Double bedroom.

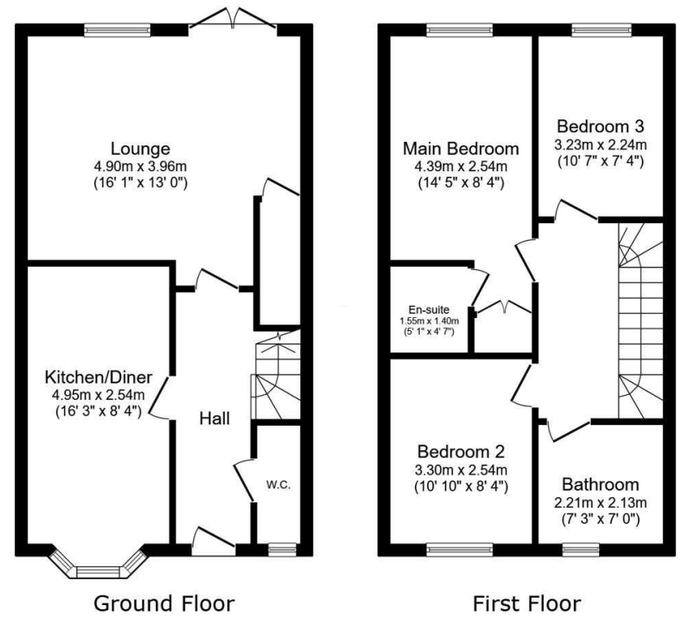
Bedroom Three
10'7" x 7'4" (3.23m x 2.24m)
A generous third bedroom.

Bathroom
7'3" x 7' (2.2m x 2.13m)
Family bathroom, appointed with a three piece white suite.

Outside
The property is located on a small private, gated development near to Swadlincote town centre. There are two allocated parking spaces, block paved, to the front of the property providing off road parking. There is side access leading to the rear garden.

Garden
The rear garden is private and enclosed with a garden shed, patio area, garden shrubs and fence boundaries. The remainder of the garden is laid to lawn.


For full EPC please contact the branch.



Total floor area: 88.8 sq.m. (956 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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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.

We may refer you to recommended providers of ancillary services such as Conveyancing, Mortgages, Insurance and Surveying. We may receive a referral fee for recommending their services. You are not under any obligation to use the services of the recommended provider, which may also be an associated company of Your Move.