



Allison Avenue, Swadlincote, DE11 9BS

£237,500



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A well-presented two bedroom detached bungalow, set on a cul-de-sac and offering bright, comfortable and practical single-storey living. The property benefits from a generous driveway, detached garage, modern kitchen, spacious lounge and a beautifully maintained rear garden. With two double bedrooms, one of which opens directly onto the garden, this home is ideal for downsizers, buyers seeking bungalow living, or anyone looking for a manageable home in a convenient residential location.

Entrance

The property is entered via the side entrance door from the covered car-port to the side of the property.

Lounge

A lovely, spacious reception room with a large front-facing window allowing plenty of natural light into the room. The lounge is tastefully decorated and features wood-effect flooring, a feature fireplace with white brick surround, tiled hearth and wooden mantel, creating a warm focal point to the room.

Kitchen

A modern fitted kitchen with a range of gloss wall and base units, contrasting work surfaces and stylish tiled splashbacks. There is an integrated oven, hob and extractor, sink with drainer, useful cupboard storage and space for a small dining table. The kitchen enjoys natural light from the side window and provides a practical everyday space.

Bedroom One

A generous double bedroom positioned to the rear of



the property, with French doors opening directly onto the garden. This is a bright and peaceful room, with wood-effect flooring and a feature yellow wall giving the space a fresh, cheerful feel.

Bedroom Two

A further good-sized double bedroom, positioned to the rear of the property. The room is well presented with fitted wardrobes, a garden facing window and neutral decor, making it a comfortable second bedroom or guest room.

Shower Room

The shower room is fitted with a corner shower enclosure, WC and vanity wash hand basin with storage below. There is also a frosted window, tiled splashback detailing and a clean, modern finish.

Outside

To the front, the property benefits from a large block-paved driveway providing ample off-road parking, with car port/covered canopy access leading down the side of the bungalow to the entrance and garage.

To the rear is a beautifully kept, enclosed garden, thoughtfully arranged with patio seating areas, lawn, gravel borders, mature planting and raised sections. The garden offers a good degree of privacy and provides a pleasant outdoor space for sitting, gardening and entertaining.

Garage

Accessed via the car-port here is a detached garage positioned to the side/rear of the property, ideal for storage, parking or workshop use.

Additional Information

Tenure

Freehold - to be confirmed by the vendor's solicitor.

EPC Rating: C

Local Authority Area

South Derbyshire District Council.

Council Tax Band

C

We wish to clarify that these particulars should not be relied upon as a statement or representation of fact and do not constitute any part of an offer or contract. Buyers should satisfy themselves through inspection or other means regarding the correctness of the statements contained herein.

Please note that we have not tested or verified the condition of the services connected to the property, including mains gas, electricity, water or drainage systems. Similarly, we cannot confirm the working order or efficiency of any appliances, heating systems, or electrical installations that may be included in the sale. Prospective purchasers are therefore advised to carry out their own independent investigations and surveys before entering into a legally binding agreement.

Money Laundering Regulations 2003:

In accordance with the Money Laundering Regulations 2003, we are obligated to verify your identification before accepting any offers.

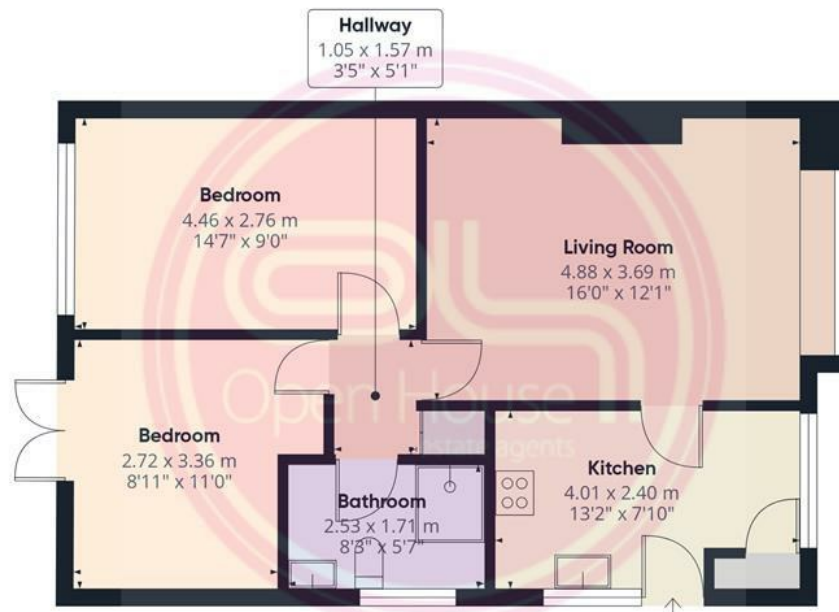
Floorplans:

We take pride in providing floorplans for all our property particulars, which serve as a guide to layout. Please note that all dimensions are approximate and should not be scaled.









Floor 0 Building 1



Floor 0 Building 2

Main building GLA⁽¹⁾

61.95 m²

666.8 ft²

Main building total

61.95 m²

666.8 ft²

Building 2 total

12.95 m²

139.41 ft²

(1) Finished, above grade

Ext. wall thickness assumed: 15.24
cm/6 in

Calculations reference the ANSI-Z765
standard. Measurements are
approximate and not to scale. This
floor plan is intended for illustration
only.

GIRAFFE360

ENERGY PERFORMANCE CERTIFICATE

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		87
(81-91) B		
(69-80) C		
(55-68) D	70	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC 

LOCAL AUTHORITY

South Derbyshire

TENURE

Freehold

COUNCIL TAX BAND

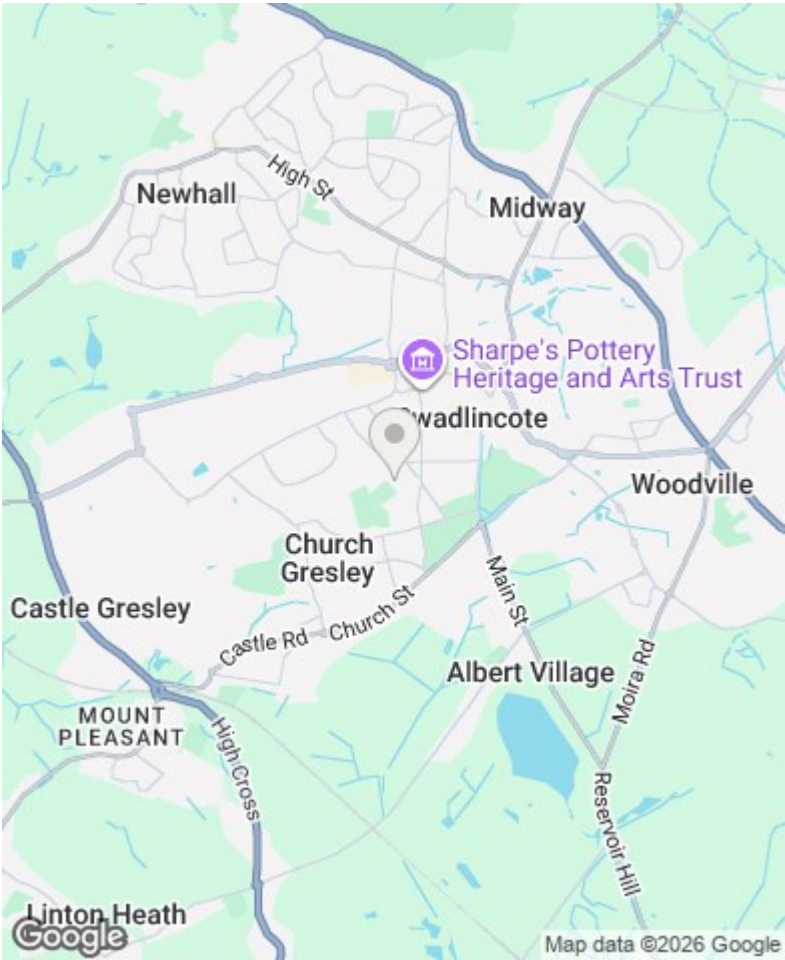
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VIEWINGS

By prior appointment only

PROPERTY SUMMARY

- Detached two bedroom bungalow
- Quiet cul-de-sac location
- Spacious lounge with feature fireplace
- Modern fitted kitchen with dining space
- Two well-proportioned double bedrooms
- Main bedroom with French doors to garden
- Shower room with corner shower enclosure
- Large driveway providing ample parking
- Detached garage and Attractive, private rear garden
- No chain



2 James Street, Midway, Swadlincote, DE11 7NE

Tel: (01283) 240632

Email: BurtonSwad@localagent.co.uk

www.openhouselocal.co.uk