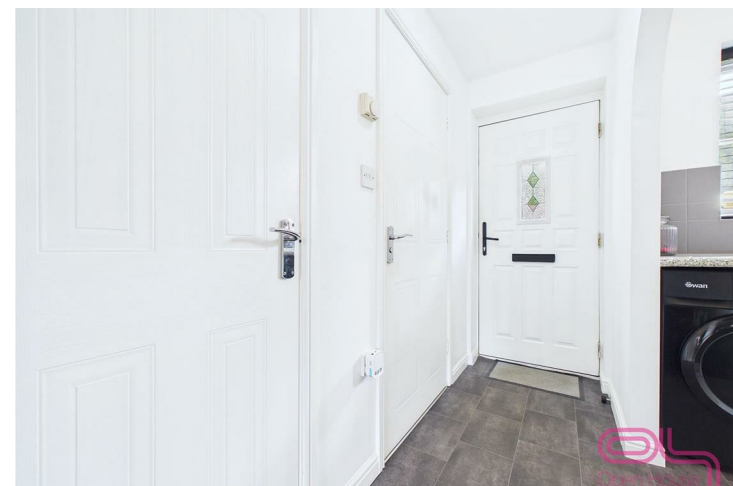




Ensor Close, Swadlincote, DE11 8EH

Offers Over £180,000



Ensor Close, Swadlincote, DE11 8EH

Offers Over £180,000

Positioned within a quiet cul-de-sac, this well-presented two double bedroom home offers a superb balance of space, style and practicality—ideal for first-time buyers or downsizers.

The property benefits from off-road parking, a modern interior throughout, and a private, enclosed rear garden—perfect for both relaxing and entertaining.

Internally, the home is thoughtfully laid out, with a spacious living room opening onto the garden, an opened out kitchen, and two genuinely well-proportioned double bedrooms—something not always found in similar homes.

Located within easy reach of Swadlincote town centre, local amenities, and transport links, this is a ready-to-move-into home in a highly convenient setting.

Ground Floor

Hallway

A welcoming entrance hallway providing access to the main living accommodation, with a clean and neutral finish setting the tone for the rest of the home.

Kitchen

Opened out into the separate hallway, giving the feeling of added space, the well-appointed kitchen is fitted with a range of wall and base units, complemented by work surfaces and integrated cooking appliances. The layout maximises storage and workspace, making it both practical and stylish.



Living Room

A bright and spacious living area offering ample room for both seating and dining. French doors open directly onto the rear garden, creating a seamless indoor-outdoor feel and allowing plenty of natural light to flow through.

WC

A useful ground floor cloakroom fitted with a low-level WC and wash hand basin—ideal for guests and everyday convenience.

First Floor

Landing

Providing access to both bedrooms and the family bathroom.

Bedroom One

A generously sized double bedroom, well-presented and offering ample space for bedroom furniture. A bright and comfortable room overlooking the rear aspect.

Bedroom Two

Another excellent double bedroom with dual aspect windows, offering impressive proportions for a second bedroom—ideal for guests, children or a home office setup.

Bathroom

Good-sized bathroom featuring a modern suite including bath with shower over, wash hand basin and WC, finished with contemporary tiling.

Outside

To the front, the property benefits from a neatly kept front garden and allocated parking spaces near to the

property.

To the rear, a private and enclosed garden provides a great outdoor space, mainly laid to lawn with a patio seating area—ideal for relaxing or entertaining during the warmer months.

Additional Information:

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:

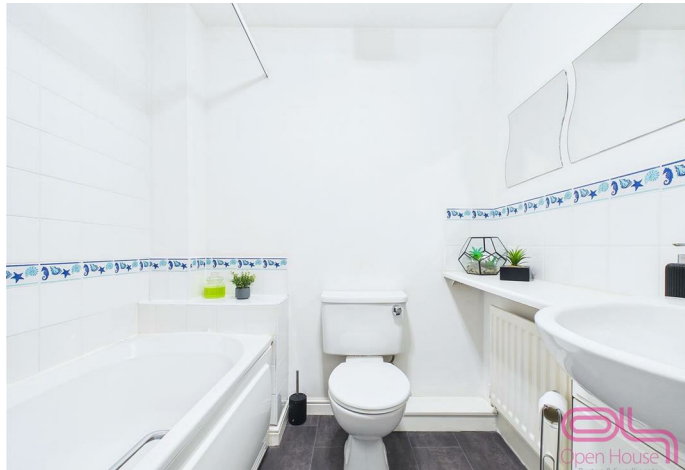
In accordance with the Money Laundering Regulations 2003, we are obligated to verify your identification before accepting any offers.

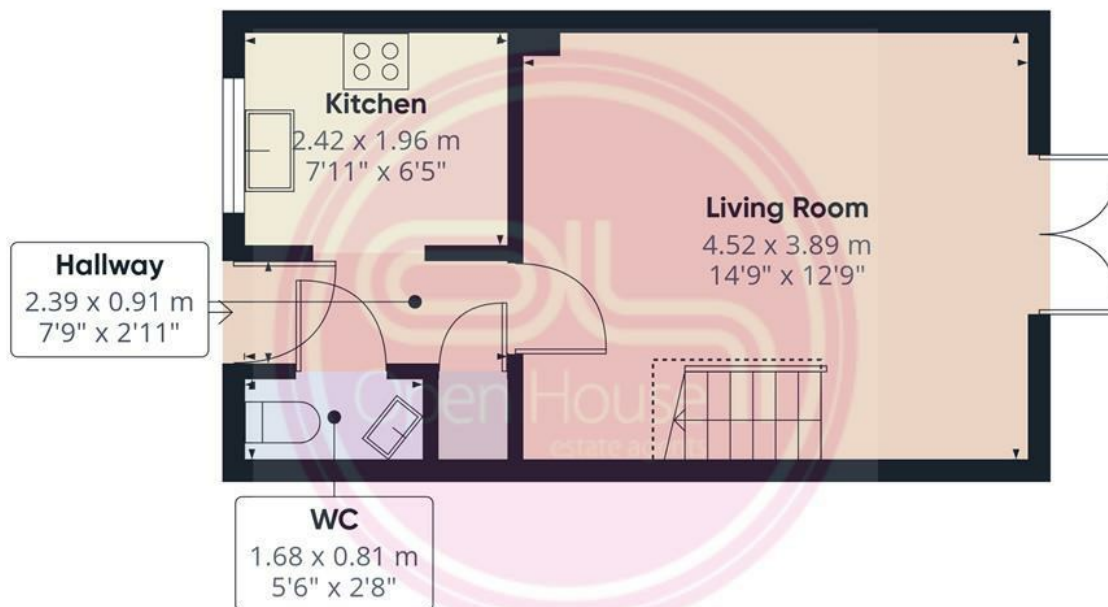
Floorplans:

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



Floor 1



GLA⁽¹⁾

59.24 m²
637.64 ft²

Total

59.24 m²
637.64 ft²

(1) Finished, above grade

Ext. wall thickness assumed: 15.24
cm/6 in

Reduced headroom

Below 1.5 m/5 ft

Areas with headroom below 1.52 m/5 ft
are excluded

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		
(81-91) B		87
(69-80) C	72	
(55-68) D		
(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

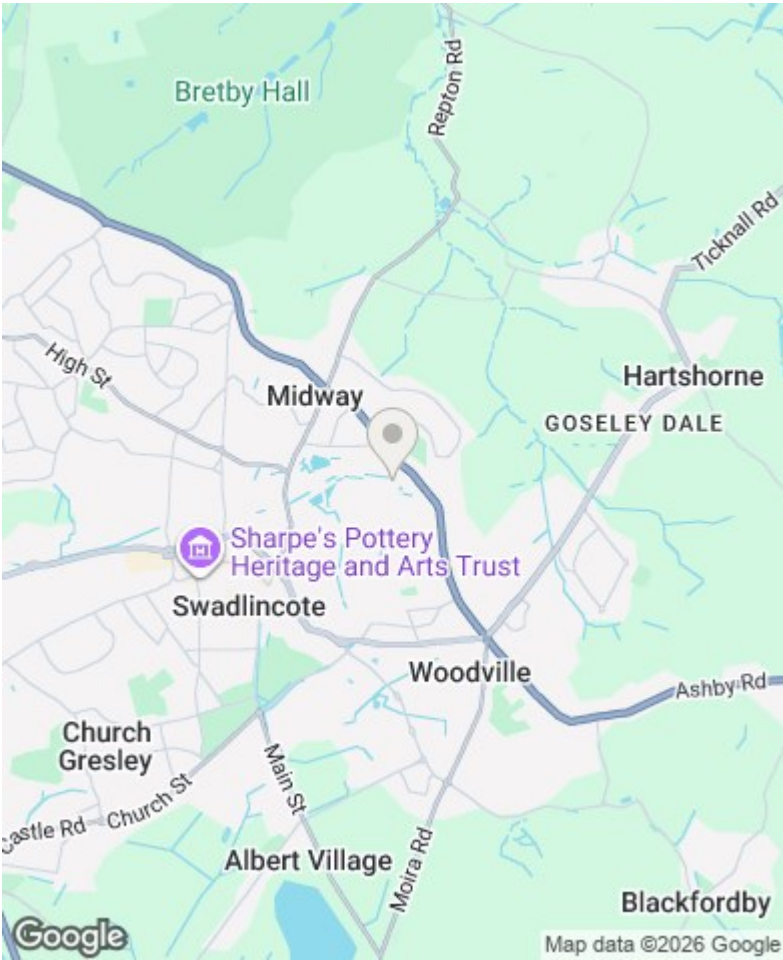
B

VIEWINGS

By prior appointment only

PROPERTY SUMMARY

- TWO DOUBLE BEDROOMS – OFF ROAD PARKING – READY TO MOVE IN
- Quiet cul-de-sac position
- Modern, well-presented throughout
- Open kitchen area
- Spacious living room with garden access
- Ground floor WC
- Stylish, refitted family bathroom
- Private, enclosed rear garden
- Convenient access to Swadlincote town centre



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