



33 Outram Drive, Swadlincote, DE11 8LR



Enjoying a peaceful position on this popular modern development is this detached family home, offering immaculately presented interiors, three bedrooms and landscaped south-west facing gardens. Benefitting from a pleasant open outlook to the rear, this recently modernised home has received a refitted kitchen and refitted bathroom and comprises briefly entrance hall, two reception rooms, kitchen, inner hall and cloakroom with WC to the ground floor, with three bedrooms to the first floor serviced by a family bathroom. Outside, there is a single garage and parking to the front and the landscaped south-west facing gardens enjoy plenty of privacy, views to the rear and neatly maintained gated areas. The property is serviced by mains gas central heating and double glazing.

The property lies on a peaceful cul de sac in a quiet and desirable residential area, enjoying pleasant open views to the rear. Within a short walk are a range of facilities within the town centre including shops, pubs, supermarkets, a cinema and the dry Ski Slope, and Swadlincote Woodlands lies a one minute walk away and is home to 80 acres of woodland, footpaths and a playarea. The town lies on the outskirts of a beautiful area of the National Forest allowing for access to leisure pursuits including the Rosliston Forestry Centre and Conkers. The property is well placed for access to the A38, A444, M42 and M1, and rail travel from Burton provides direct links to Birmingham and Derby. Birmingham and East Midlands International Airports are also both within an easy drive.

- Modern Detached Family Home
- Immaculately Presented & Recently Refurbished
- Peaceful Setting & Views to Rear
- Two Reception Rooms
- Refitted Kitchen
- Entrance Hall, Inner Hall & Cloaks/WC
- Three Bedrooms (Two Doubles)
- En Suite & Refitted Bathroom
- Landscaped South-West Facing Garden
- Garage & Parking for Three
- Walking Distance to Town Centre
- Well Placed for Local Amenities & Commuter Routes

wall and base unit with oak worktops over, housing inset sink with side drainer, integral oven with induction hob and extractor hood and spaces for dishwasher, fridge freezer and washing machine. The kitchen has LVT herringbone flooring, tiled splash backs and a window to the rear, and a door opens into the rear gardens

A door opens from the **Sitting Room** to the **Inner Hall** where stairs rise to the first floor with recessed shoe storage having automatic motion lighting, and a door into:

WC 2.43 x 0.86m (approx. 7'11 x 2'9)
Having fitted wash basin and WC, having an obscured window to the side

A composite front door opens into the **Entrance Hall**, having tiled flooring and a door leading to:

Sitting Room 5.03 x 3.51m (approx. 16'6 x 11'6)
A spacious reception room having box bay window to the front aspect, recently replaced flooring and a gas fireplace. Opening into:

Dining Room 2.84 x 2.81m (approx. 9'3 x 9'2)
With double doors out to the gardens and a door into:

Kitchen 3.09 x 2.74m (approx. 10'1 x 8'11)
Refitted in 2019, the kitchen comprises a range of





Stairs rise to the first floor **Landing**, where there is access to a partially boarded loft via drop down ladder and doors open to a useful laundry cupboard and into:

Master Bedroom 3.83 x 2.86m (approx. 12'6 x 9'4)
A double bedroom having window to the rear and private use of:

En Suite 1.64 x 1.56m (approx. 5'4 x 5'1)
Comprising a white suite having pedestal wash basin, WC and shower, with chrome heated towel rail, tiled flooring, tiled walls and an obscured window

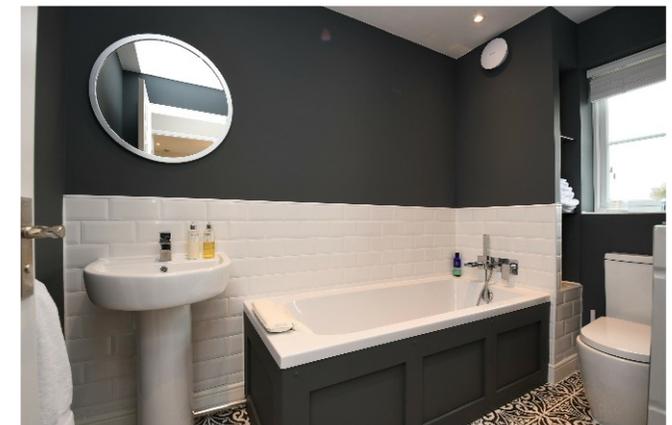
Bedroom Two 3.17 x 3.05m (approx. 10'4 x 10'0)
Another double room having window to the front



Bedroom Three 2.95 x 2.15m (approx. 9'8 x 7'0)
A good sized bedroom having two windows to the front

Bathroom 2.78 x 1.51m (approx. 9'1 x 4'11)
Refitted with a modern suite having pedestal wash basin, WC and bathtub, with tiled flooring and splash backs, an obscured window and a chrome heated towel rail

Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C		
55-68	D	67 D	
39-54	E		
21-38	F		
1-20	G		





Outside

The property is set towards the end of a quiet cul de sac, having parking for three vehicles to the front aspect as well as access into the **Single Garage**. A side gate leads into the rear garden

South West Facing Garden

The landscaped rear garden enjoys a high degree of privacy, plenty of sunlight throughout the day and an elevated position with a pleasant open outlook. A paved terrace and lawn leads to a gated children's play

area laid to artificial grass, and a further gate leads down to a useful area housing space for a garden shed

General note: Whilst we endeavour to make our sales details accurate and reliable, if there is any point, which is of particular importance to you, please contact the office and we will be pleased to check the information for you, particularly if contemplating travelling some distance to view the property.

Measurements: Please note that our room sizes are now quoted in metres on a wall-to-wall basis. The imperial equivalent is only intended as an approximate guide for those of our applicants who may not yet be fully conversant with the metric measurements.

Consumer Protection Regulations: Any prospective purchasers should satisfy themselves by inspection or otherwise as to the correctness of any statements or information in these particulars, we have not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A buyer is advised to obtain verification from their Solicitor or Surveyor.

Due to a change in legislation from 1st March 2004 we are required to check the identification of vendors before proceeding to market any property, and purchasers on acceptance of an offer and before we can instruct solicitors to proceed. This is a legal requirement and applies to all Estate Agents.