

# SCARGILL MANN & CO.

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## 7 Island Close

Swadlincote, Derbyshire DE11 8HF



**Situated in a most pleasant location adjacent to Albert Village lake and the conkers trail is this extended and improved four bedroom detached residence.**

- Stunning extended dining kitchen • Lounge with french doors to garden • Cloakroom
  - Gym/playroom (formed from part of the previous garage)
- Spacious master bedroom with fitted wardrobes and en-suite • Three further bedrooms • Family bathroom
  - Previous planning permission for loft conversion (now lapsed)
- Store (previously part of the garage) • Drive and low maintenance rear garden •

**Price £325,000**



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## GENERAL INFORMATION

### THE PROPERTY

This extended and improved four-bedroom detached family home is set in a most pleasant location on this small close adjacent to the Albert Village lake and conkers trail. Having been extended by the current owners, the gas centrally heated and double-glazed accommodation includes an entrance hallway with cloakroom and stairs off to the first floor. Glazed bi-fold doors lead through to a stunning fitted dining kitchen with integrated AEG appliances, which include a full larder style fridge and separate freezer, dishwasher, washer/dryer, coffee machine, double ovens, microwave and wine chillers. There is a lounge with french doors opening out into the rear garden, and a room currently used as a gym which had previously been part of the garage. At the first-floor level is a spacious master bedroom with fitted wardrobes and en-suite shower room, three further bedrooms and family bathroom.

Outside, to the front is a hard landscaped area allowing ample space for vehicular parking and leading to the former garage, which offers a storage area at the front. The fully enclosed rear garden has artificial lawn and a paved patio area.

### LOCATION

Island Close lies in the heart of the National Forest with primary school and local shops close by. The lovely recreational area that is the conkers trail is situated just across the road. Further shopping facilities are available in the nearby towns of Swadlincote, Burton upon Trent and Ashby de la Zouch.

## ACCOMMODATION

### CONTEMPORARY STYLE ENTRANCE DOOR

Provides access to:

### HALLWAY

Having stairs to first floor, useful under-stairs storage cupboard, radiator, recess ceiling down-lights and door to:

### GUEST CLOAKROOM 0.7m x 1.89m (2'4" x 6'2")

Fitted with a w.c., wall mounted wash hand basin with attractive tiled surround. Wood effect flooring, recess ceiling down-lights and radiator.

### LOUNGE 4.0m x 4.43m (13'1" x 14'6")

Having french doors leading out onto the rear patio area, window overlooking the rear garden, pelmet lighting and recess ceiling down-lights, radiator and bespoke fitted storage for TV and devices.

From the hallway contemporary style glazed bi-fold doors open into:

### SUPERBLY FITTED DINING KITCHEN 2.47m min 2.84m max x 10.97m (8'1" min 9'4" max x 36'0")

Fitted with an extensive range of base cupboards and drawer units with matching wall mounted cabinets over with under-lighting. Worktops with contemporary style glazed surrounds are inset with a one and a quarter sink with mixer tap over. Integrated appliances include a full larder fridge, larder freezer, dishwasher, washer/dryer, AEG double ovens, coffee machine and matching microwave, two wine coolers, four ring AEG gas hob with AEG contemporary style extractor hood over. French doors lead out onto the rear patio area, a



window overlooks the rear garden, window to front aspect and further Velux windows adding ample lighting. Recess ceiling down-lights and tiled flooring.

#### **GYM 3.21m x 2.51m (10'6" x 8'3")**

Previously part of the garage and currently used as a gym. With recess ceiling down-lights, air-conditioning unit, useful storage cupboard housing the domestic hot water and central heating boiler. Further storage cupboard.

### **FIRST FLOOR ACCOMMODATION**

#### **LANDING**

Having attractive LED lighting on the stairs. Recess ceiling down-lights, loft access point to a boarded loft. Useful storage cupboard and doors leading off.

#### **MASTER BEDROOM 3.29m x 4.71m max (10'10" x 15'5" max)**

Fitted with a range of wardrobes with glazed and mirrored sliding doors. Built-in display units suitable for housing TV. Further useful storage area. Three windows to front aspect, radiator, ceiling light point and door to:

#### **EN-SUITE 1.32m x 1.88m (4'4" x 6'2")**

Fitted with a large fully tiled shower enclosure, w.c and pedestal wash hand basin. Tiled surrounds, recess ceiling down-lights, radiator and obscure window to front aspect.

#### **BEDROOM TWO 2.55m x 3.8m (8'4" x 12'6")**

With window to rear aspect, radiator, ceiling light point and triple wardrobe.

#### **BEDROOM THREE 2.61m x 2.71m (8'7" x 8'11")**

With window to rear aspect, radiator, ceiling light point

and large built-in wardrobe.

#### **BEDROOM FOUR 2.54m x 2.73m (8'4" x 8'11")**

With window to rear aspect, radiator, ceiling light point and useful built-in storage cupboard.

#### **FAMILY BATHROOM 2.58m x 1.67m (8'6" x 5'6")**

Fitted with a panelled bath with mixer tap, pedestal wash hand basin and w.c. Tiled surrounds, recess ceiling down-lights, obscure window to side aspect and radiator.

### **OUTSIDE AND GARDENS**

The property is set back behind a hard landscaped driveway providing ample parking and giving access to a storage area with up and over door (formerly the garage). Adjacent to the property is Albert Village lake and access onto the conkers trail.

Side gated access leads to the fully enclosed and low maintenance rear garden with paved patio area and artificial lawn.

### **TENURE**

Our client advises us that the property is freehold. Should you proceed with the purchase of this property this must be verified by your solicitor.

### **COUNCIL TAX BAND**

South Derbyshire District Council - Band D

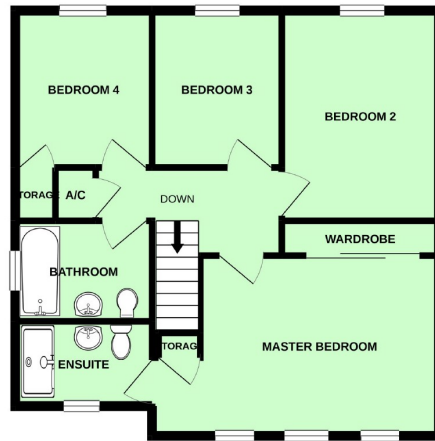
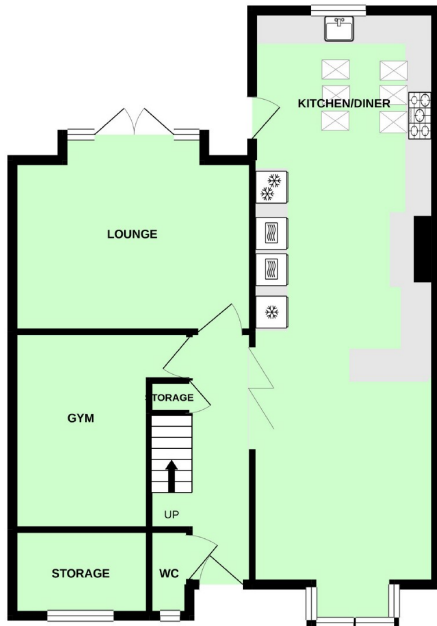
### **VIEWING**

Strictly by appointment through Scargill Mann & Co - Burton office (ACB/DLW January 2021)/A



GROUND FLOOR

1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>	75	86
(55-68)	<b>D</b>		
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

#### CONDITIONS OF SALE

These particulars are thought to be materially correct though their accuracy is not guaranteed and they do not form part of a contract. All measurements are estimates. All electrical and gas appliances included in these particulars have not been tested. We would strongly recommend that any intending purchaser should arrange for them to be tested by an independent expert prior to purchasing.  
No warranty or guarantee is given nor implied against any fixtures and fittings included in these sales particulars.

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