



472 Burton Road
Midway
Swadlincote
DE11 0DW

Price £395,000

- Superb Potential
- Scope for extension (subject to planning)
- Stunning views
- No upward chain
- Two reception rooms
- Three Bedrooms
- Kitchen
- Bathroom
- Tandem Garage
- Gardens and Drive

SCARGILL
MANN & CO

EST. 1995

GENERAL INFORMATION

THE PROPERTY

This is a superb opportunity to renovate and upgrade this most appealing traditional detached residence. Offered for sale with vacant possession and superb far reaching views over The Bretby Estate and surrounding countryside, this property has huge potential. The property has been in the current family for many years and now is the time to pass it on to the next family for them to create their memories here.

The accommodation is gas centrally heated with original windows having secondary double glazing. In brief this home offers an entrance hall, a spacious dual aspect lounge, a dining room or playroom, a fitted kitchen and cloakroom. On the first floor are three bedrooms, the principal bedroom and the third bedroom has views at the rear, completing the accommodation is a bathroom.





OUTSIDE

The front of the property is well set back from the road with a paved driveway leading to a Tandem Garage. There is a sunken hard landscaped frontage with herbaceous borders and a path leads down the side of the property with a gate giving access to the fully enclosed rear garden. What a feature is the rear garden, with its superb views over the surrounding paddocks and countryside.

LOCATION

Burton Road is a popular residential road full of mature properties. There are local public Inns and convenience stores close by, and in the nearby town of Swadlincote are supermarkets, cafes, and banks. The further towns of Ashby de la Zouch and Burton upon Trent are within an easy drive.

ACCOMMODATION

Entrance door opens through to:

ENTRANCE HALLWAY

1.81m x 5.30m (5'11" x 17'4")

Has stairs off to first floor, radiator, ceiling light point, telephone point, useful under stair storage cupboard and doors leading off to:

LOUNGE

3.63m into chimney x 4.68m (11'10" into chimney x 15'4")

Is a lovely dual aspect room with window to the front aspect and further window looking out over the rear garden with fabulous views over the Bretby estate, there is a brick style fire place with quarry tiled hearth with gas fire inset, there are ceiling light points, wall light points and radiators.

DINING ROOM/STUDY/HOME OFFICE

3.62m width x 3.97m bay to chimney (11'10" width x 13'0" bay to chimney)

There is coving to ceiling, ceiling light point, large walk in bay window offering lots of light and views over the front, there is a tiled fire surround and hearth with gas fire inset.

KITCHEN

3.62m x 2.94m (11'10" x 9'7")

Is fitted with a range of base cupboards, drawers, matching wall mounted cabinets and larder units, work tops incorporate a sink and side drainer, space for an electric cooker, space for washing machine and space for fridge freezer, there are tiled surrounds, window giving views over the Bretby estate, the domestic hot water and central heating boiler is housed here and there is a door leading through to the garage

LARGE TANDEM GARAGE

2.45m width x 10.23m depth (8'0" width x 33'6" depth)

With door from kitchen and has power, light and remote up and over door, window to the rear aspect and a door giving access into the rear garden.

DOWN STAIRS CLOAKROOM

1.77m x 0.88m (5'9" x 2'10")

Has an obscure window to the rear aspect, radiator, tiled surrounds, W.C. and wash hand basin



FIRST FLOOR

LANDING

With doors leading off to:

BEDROOM ONE

4.69m x 3.39m to chimney breast (15'4" x 11'1" to chimney breast)

Dual aspect room with windows to the front and rear aspect with lovely views, there are built in wardrobes with over head cabinets and drawers, ceiling light point and radiator.

BEDROOM TWO

2.99m wide x 4.0m into bay to chimney (9'9" wide x 13'1" into bay to chimney)

Has a large walk in bay window having attractive views over the front and a range of built in wardrobes with sliding doors providing hanging space and shelving.

BEDROOM THREE

2.85m width x 2.94m to window (9'4" width x 9'7" to window)

Has a window out to the rear aspect, radiator, ceiling light point, telephone point and a built in storage cupboard with shelving.

BATHROOM

1.63m to window x 2.01m width (5'4" to window x 6'7" width)

Has a window to the rear aspect, radiator, large walk in shower with Mira electric shower, pedestal hand wash basin, W.C, and ceiling light point.

OUTSIDE

There is a paved driveway providing parking for several vehicles, with a sunken low maintenance garden with shrub and herbaceous borders, rockery and dwarf wall. The property has a path down the side of the property which opens up into the rear garden which is an absolute feature of the property, there is a good sized lawn with herbaceous borders, patio area, raised flower beds and absolutely stunning views over Bretby estate and the neighbouring paddock.

TENURE

FREEHOLD - 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.

BROAD BAND SPEEDS

<https://checker.ofcom.org.uk/en-gb/broadband-coverage>

CONDITION 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.

CONSTRUCTION

Standard Brick Construction

COUNCIL TAX BAND

South Derbyshire District Council - Band E

CURRENT UTILITY SUPPLIERS

Gas - Shell Energy

Electric - Shell Energy

Water - Mains - Severn Trent

Sewage - Mains

Broadband supplier - None



FLOOD DEFENSE

We advise all potential buyers to ensure they have read the environmental website with regards to flood defence in the area.

<https://www.gov.uk/check-long-term-flood-risk>

<https://www.gov.uk/government/organisations/environment-agency>

<http://www.gov.uk/>

SCHOOLS

<https://www.staffordshire.gov.uk/Education/Schoolsandcolleges/Find-a-school.aspx>

<https://www.derbyshire.gov.uk/education/schools/school-places/normal-area-school-search/find-your-normal-area-school.aspx>

<http://www.derbyshire.gov.uk/>

VIEWING

Strictly by appointment through Scargill Mann & Co (ACB/JLW 03/2024) A

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 Pride Park
 Derby
 DE24 8GX
 T: 01332 206620
 E: lettings@scargillmann.co.uk



TOTAL FLOOR AREA - 1396 sq. ft. (129.7 sq.m.) approx.
 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 plus) A	79
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not energy efficient - higher running costs	
64	
England & Wales	EU Directive 2002/91/EC