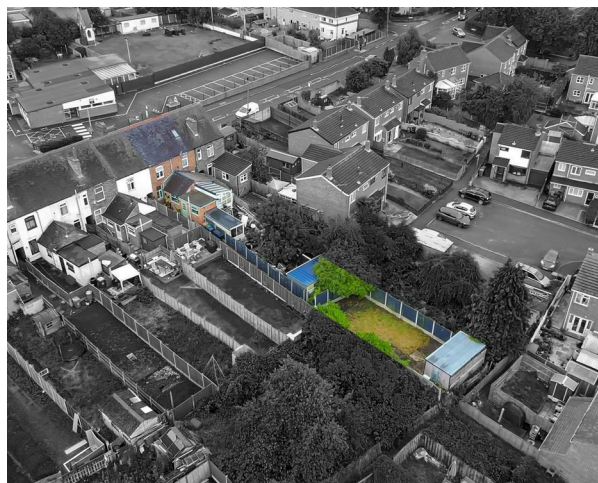


Darklands Road, Swadlincote, DE11 0PF

£170,000



**Darklands Road, Swadlincote, DE11**  
**OPF**  
**£170,000**

Situated in the heart of Swadlincote, this charming three-bedroom mid-terrace home on Darklands Road offers a perfect balance of modern living and period character. With accessible basement two reception rooms, a stylish kitchen, separate laundry area, and a generous rear garden, the property is ideal for first-time buyers, families, or investors alike.

The home benefits from its excellent location, offering easy access to local schools, shops, restaurants, leisure facilities, and transport links, including the A511, A444, and M42.

**Room-by-Room Description**

**Hallway — 0.82m x 0.69m (2'8" x 2'3")**

Welcoming entrance area providing access to the dining room and stairs leading to the first floor.

**Dining Room — 3.05m x 3.37m (10'0" x 11'0")**

Bright and inviting reception room positioned at the front of the property, perfect for formal dining or an extra living space. Features charming wooden flooring and basement access.

**Living Room — 3.60m x 3.35m (11'9" x 11'0")**

A cosy yet spacious living area situated to the rear, offering an ideal space for relaxing. The neutral décor and feature wall create a stylish setting.

**Kitchen — 3.27m x 1.75m (10'8" x 5'9")**

Beautifully designed kitchen with sleek cabinetry, integrated oven, gas hob, and plenty of preparation space. A window overlooking the garden floods the



room with natural light.

**Laundry Room — 1.03m x 1.74m (3'4" x 5'8")**

Convenient space for washing and drying appliances, seamlessly connected to the kitchen and bathroom.

**Bathroom — 2.09m x 1.71m (6'10" x 5'7")**

Stylish family bathroom featuring a freestanding roll-top bath, overhead shower, WC, and washbasin.

Traditional tiling enhances the retro feel.

**Basement**

The basement is perfect for added storage space or conversion.

**First Floor**

**Bedroom One — 3.62m x 3.35m (11'10" x 10'11")**

Spacious principal bedroom with ample natural light, decorative fireplace, and neutral tones, creating a calm and relaxing retreat.

**Bedroom Two — 3.05m x 2.50m (10'0" x 8'2")**

A generously sized double bedroom overlooking the front aspect, ideal for guests or family members.

**Bedroom Three — 2.65m x 1.83m (8'8" x 6'0")**

Perfect for a nursery, home office, or dressing room, with mirrored fitted wardrobes to maximise storage.

**Landing — 1.68m x 0.76m (5'6" x 2'5")**

Provides access to all three bedrooms and loft hatch.

**Exterior**

To the rear, the property boasts a generous garden with a patio area, ideal for outdoor dining, and a lawn space perfect for families and entertaining. There's also a pathway leading to an outbuilding, offering additional

storage.

**Additional Information**

- Tenure: Freehold
- Council Tax Band: A
- EPC Rating: D
- Local Authority Area: South Derbyshire

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:**

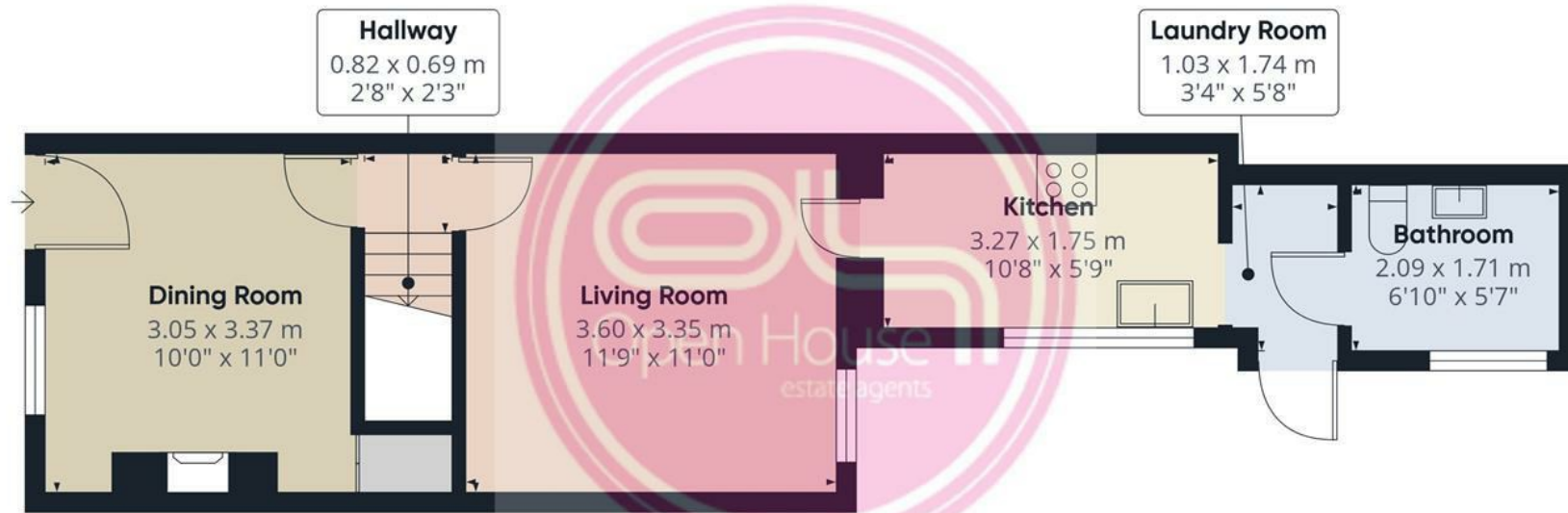
We take pride in providing floorplans for all our property particulars, which serve as a guide to layout. Please note that all dimensions are approximate and should not be scaled.



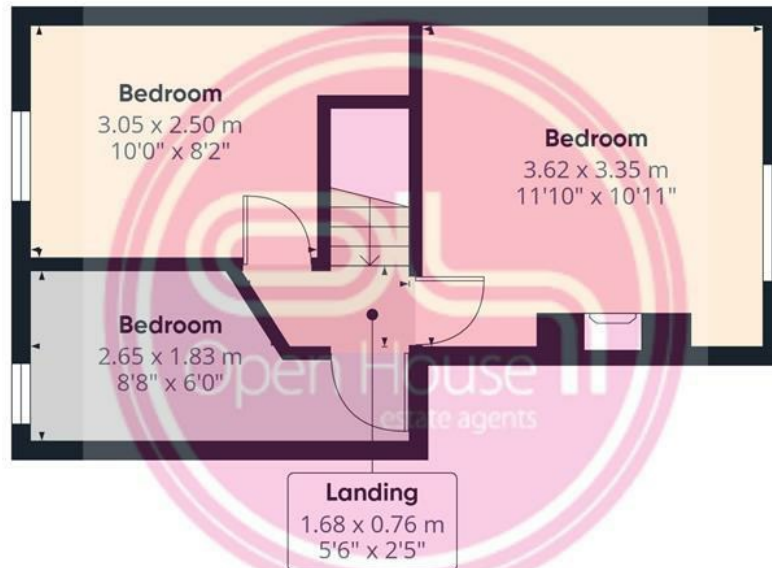








Floor 0



Floor 1

Approximate total area<sup>(1)</sup>

62.8 m<sup>2</sup>

675 ft<sup>2</sup>


(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C 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
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>85</b>
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>63</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

### LOCAL AUTHORITY

South Derbyshire

### TENURE

Freehold

### COUNCIL TAX BAND

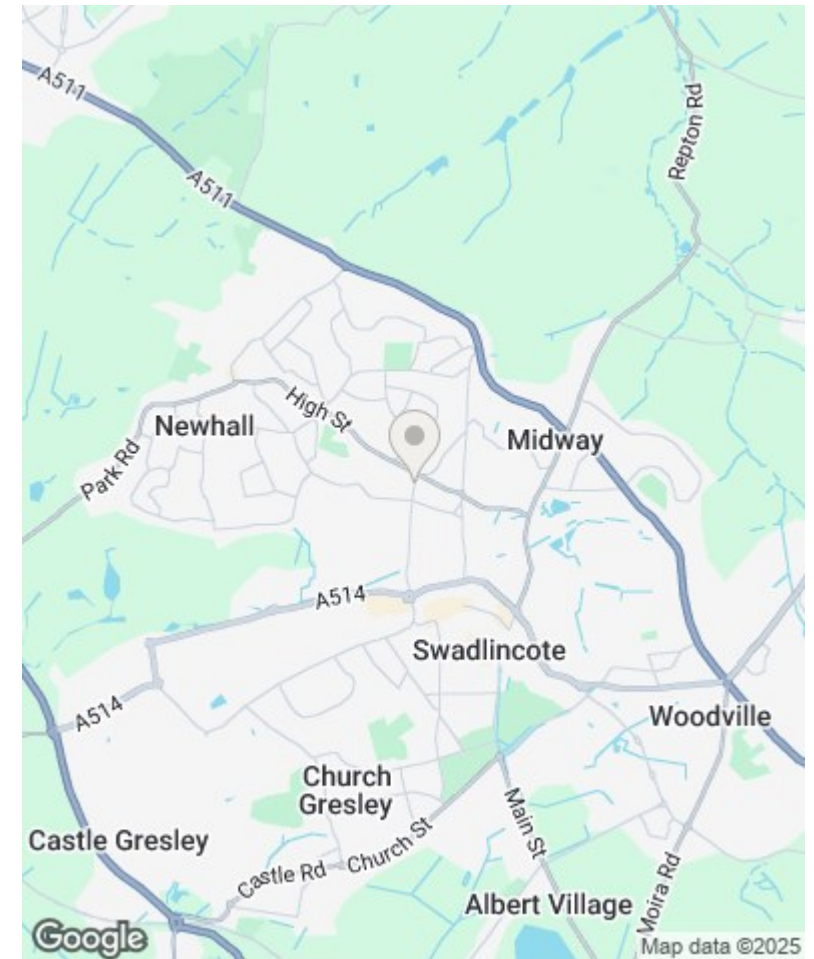
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### VIEWINGS

By prior appointment only

## PROPERTY SUMMARY

- Beautifully presented three-bedroom mid-terrace home
- Two versatile reception rooms with characterful features
- Stylish, modern kitchen with integrated appliances
- Separate laundry area for added convenience
- Accessible basement
- Well-proportioned bedrooms with natural light throughout
- Spacious principal bedroom with decorative feature fireplace
- Generous rear garden with patio and lawned area
- Within easy reach of schools, shops, and transport links
- Ideal for first-time buyers, families, or investors



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