

# Cadley Cauldwell

Estate Agents Limited



19 High Street, Swadlincote, DE11 8JE

Tel: 01283 217251

*Daisy Close, Donisthorpe, DE12*

*Offers in excess of £350,000*



CADLEY CAULDWELL are super excited to bring to the market this spacious NO CHAIN four bedroomed detached family home located in the sought after village of Doinsthorpe.

Roomy accommodation which includes an entrance hall, lounge, dining room, breakfast kitchen, utility room, integral garage, master bedroom with en-suite bathroom, three further good sized bedrooms and family bathroom.

Private rear garden and off street parking.

This property requires some modernising throughout but is a perfectly sized family home situated in a very delightful residential estate.

VIEWINGS ARE NOT TO BE MISSED

**Contact CADLEY CAULDWELL on 01283 217251 to arrange your viewing TODAY!**

**\*\*Council Tax Band: E / EPC Rating: C\*\***

Ⓞ Not To Be Missed!

Ⓞ Four Bedroomed Detached Family Home

Ⓞ Leasehold

Ⓞ Private Parking & Garage

Ⓞ Large Garden

Ⓞ \*\* Council Tax Band: E/ EPC Rating: C \*\*

# Daisy Close, Donisthorpe, DE12

## Directions

From Sainsbury's island head south onto Civic Way towards West Street, Take your first left onto West street then your third right onto Alexander Road, keep following that road until you come to Hastings Road on your left, then take a right onto Coppice Side, at the island take the second exit onto Bridge Street, Carry onto Main Street then continue onto Mushroom Lane and then onto Reservoir Hill and onto Rawdon Road, at the island take the third exit onto Shortheath Road, continue past Moira Furnace and take the left at the corner onto Donisthorpe Lane, keep following onto Hill Street. Then take a left onto Dawkins Road follow around and take a right onto Daisy Close. You will located the property on your right clearly displaying one of our "for sale" boards. SAT NAV USERS POSTCODE: DE12 7RP



## IMPORTANT INFORMATION

\*Mortgage advice available within our office\*

## GROUND FLOOR

### Entrance Hall

### Lounge

19'2" x 10'8" (5.84m x 3.25m)

### Dining Room

13'0" x 8'1" (3.96m x 2.46m)

### Breakfast Kitchen

12'7" x 12'0" (3.84m x 3.66m)

### Utility Room

9'6" x 5'2" (2.90m x 1.57m)

### Garage

17'5" x 8'7" (5.31m x 2.62m)

### Cloakroom

## FIRST FLOOR

### Master Bedroom

13'9" x 11'10" (4.19m x 3.61m)

### En-Suite

7'1" x 4'5" (2.16m x 1.35m)

### Bedroom Two

15'10" x 8'8" (4.83m x 2.64m)

### Bedroom Three

10'6" x 8'6" (3.20m x 2.59m)

## Bedroom Four

12'6" x 8'6" (3.81m x 2.59m)

## Family Bathroom

7'0" x 7'0" (2.13m x 2.13m)

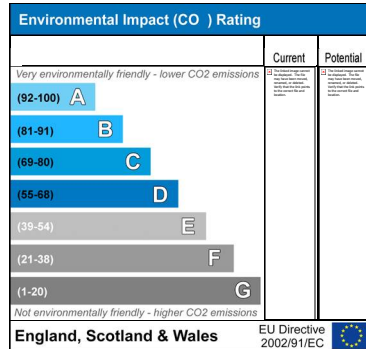
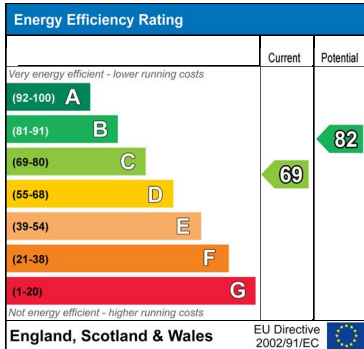
## OUTSIDE

### To The Rear

Private enclosed rear garden. Paved seating area. Three steps leading to lawn. Various Shrubs and bedding plants. Wooden storage shed.

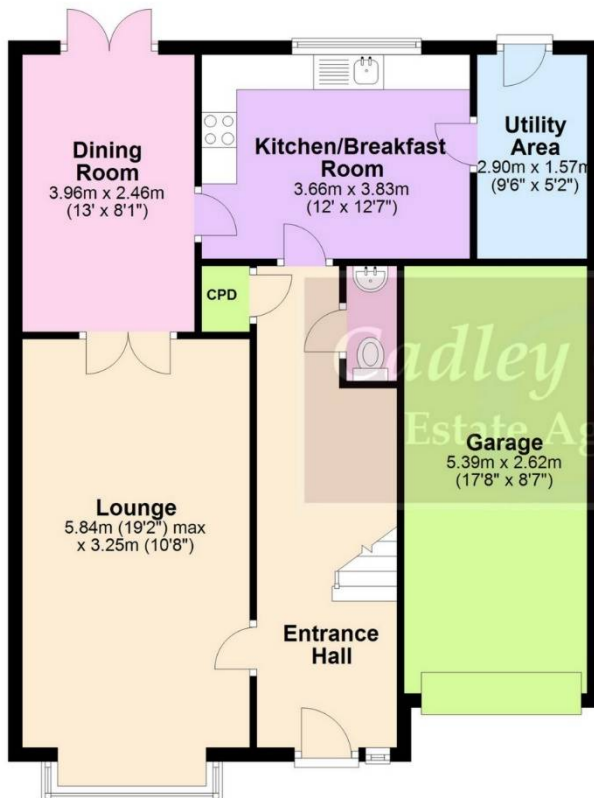
### To The Front

Private parking for two vehicles. Lawn. Various shrubs. Access to the rear via the wooden gate.



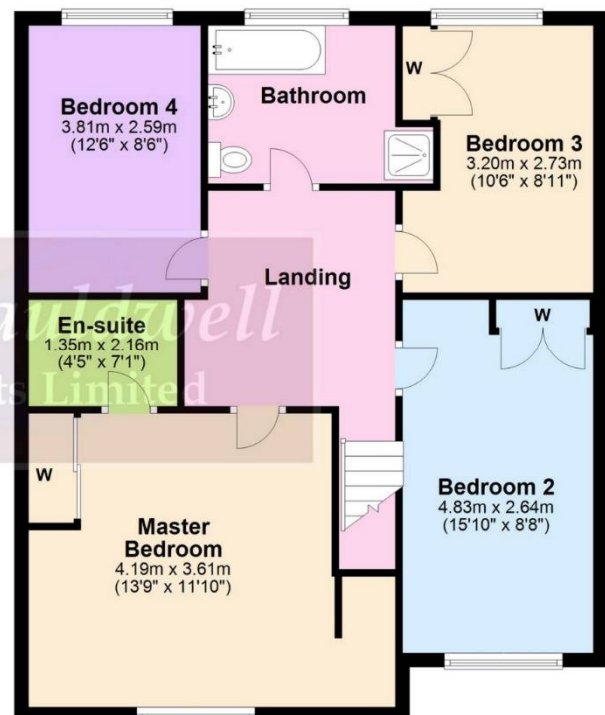
## Ground Floor

Approx. 79.2 sq. metres (852.8 sq. feet)



## First Floor

Approx. 72.7 sq. metres (782.9 sq. feet)



Total area: approx. 152.0 sq. metres (1635.6 sq. feet)

Please note - these are not to scale. For display purposes only  
Plan produced using PlanUp.

## Viewing by appointment only with

Cadley Caudwell, 19, High Street, Swadlincote, DE11 8JE

General: While we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the position for you, especially if you are contemplating travelling some distance to view the property. Measurements: These approximate room sizes are only intended as general guidance. You must verify the dimensions carefully before ordering carpets or any built-in furniture. Services: Please note we have not tested the services or any of the equipment or appliances in this property, accordingly we strongly advise prospective buyers to commission their own survey or service reports before finalizing their offer to purchase. THESE PARTICULARS ARE ISSUED IN GOOD FAITH BUT DO NOT CONSTITUTE REPRESENTATIONS OF FACT OR FORM PART OF ANY OFFER OR CONTRACT. THE MATTERS REFERRED TO IN THESE PARTICULARS SHOULD BE INDEPENDENTLY VERIFIED BY PROSPECTIVE BUYERS OR TENANTS. NEITHER CADLEY CAUDWELL NOR ANY OF ITS EMPLOYEES OR AGENTS HAS ANY AUTHORITY TO MAKE OR GIVE ANY REPRESENTATION OR WARRANTY WHATSOEVER IN RELATION TO THIS PROPERTY.