

# Cadley Cauldwell

Estate Agents Limited



The Property  
Ombudsman



19 High Street, Swadlincote, DE11 8JE

Tel: 01283 217251

*Darley Dale, Church Gresley, DE11*

## *£270,000*



CADLEY CAULDWELL are excited to bring to the market this fantastic four bedroomed detached family home located on a lovely residential estate and positioned within a desirable location.

This fabulous home has a lot to offer with its fully fitted kitchen, guest cloakroom, two reception rooms, master en-suite, family bathroom, private enclosed rear garden, off street parking and garage/utility area.

Close to the thriving town of Swadlincote and easy commute to major route ways.

Early viewings are recommended.

- Four Bedroomed Detached Family Home
- Private Parking & Garage
- Quest Cloakroom
- VIEWINGS ADVISED
- Situated in a quiet Cul-De-Sac
- EPC Rating: D

# Darley Dale, Church Gresley, DE11

## Directions

From Sainsbury's Island take the exit onto Civic Way with the Leisure Centre on the left hand side. Proceed onto Hearthcote Road. Go straight over at the two mini-roundabouts, continuing along Hearthcote Road with the Catchems Public House on the right hand side. At the roundabout take the first exit onto Swadlincote Lane and immediately take the first left onto Wye Dale. Proceed along the road taking you third left on to Darley Dale, our property can be found displaying a Cadley Cauldwell 'For Sale' board. SAT NAV USERS POSTCODE: DE11 9RN.



## IMPORTANT INFORMATION

\*Mortgage advice available within our office\*

## GROUND FLOOR

### Entrance Hall

14'6" x 6'6" (4.42m x 1.98m)

### Cloakroom

4'10" x 3'6" (1.47m x 1.07m)

### Kitchen

14'6" x 9'2" (4.42m x 2.79m)

### Dining Room

12'3" x 9'11" (3.73m x 3.02m)

### Lounge

12'4" x 14'8" (3.76m x 4.47m)



## FIRST FLOOR

### Bedroom One

14'7" x 10'0" (4.45m x 3.05m)

### En-Suite

5'3" x 7'7" (1.60m x 2.31m)

### Bedroom Two

8'11" x 13'4" (2.72m x 4.06m)

### Bedroom Three

9'7" x 9'10" (2.92m x 3.00m)

### Bedroom Four

7'7" x 8'7" (2.31m x 2.62m)

### Bathroom

6'4" x 6'10" (1.93m x 2.08m)



## OUTSIDE

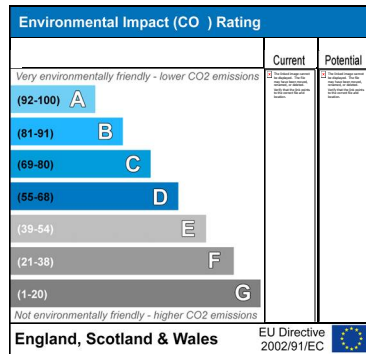
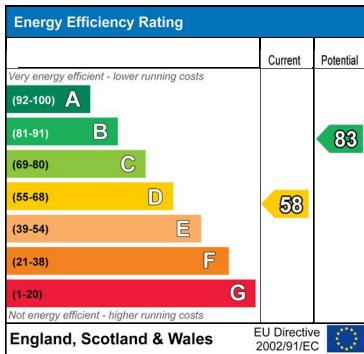
### To The Rear

Private enclosed mature rear garden. Various shrubs and bedding plants. Paved seating area. Decked seating area. Lawn. Access to the front via the gate.

### To The Front

Private parking. Access into the garage via an up and over electric door. Lawn. Various shrubs and bedding plants. Storm porch.

### Garage/Utility Area



Ground Floor



First Floor



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

Viewing by appointment only with  
Cadley Cauldwell, 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 CAULDWELL NOR ANY OF ITS EMPLOYEES OR AGENTS HAS ANY AUTHORITY TO MAKE OR GIVE ANY REPRESENTATION OR WARRANTY WHATSOEVER IN RELATION TO THIS PROPERTY.