

## 11 Knowles View, Swadlincote, DE11 8JR

Price Guide £185,000

Freehold



- Beautifully Presented Two Bedroom End Terrace Home in a Quiet Cul-De-Sac
- South Facing Private Rear Garden, Designed for Ease of Maintenance & Outdoor Living
- Side-By-Side Parking for Two Vehicles
- Bright and Spacious Open Plan Living/Dining Room with Patio Doors to the Garden
- Well-Equipped Kitchen with Contemporary Units, Oak Worktops, & Integrated Appliances
- Quiet Cul-De-Sac Location
- Two Double Bedrooms with Flexible Layout Options & Neutral Decor
- Modern Family Bathroom with Full Height Tiling, Bath with Shower Over & Heated Towel Rail
- Peaceful Setting with a Nature Walk to the Front & Short Stroll to Swadlincote Wetlands
- Ideal for First Time Buyers, Downsizers, or Investors Seeking a Ready to Move in Home





## Summary

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Situated within a quiet cul-de-sac location, this well-presented two bedroom end terrace home offers peaceful surroundings, a private south facing garden and the rare benefit of side-by-side parking for two vehicles.

The property comprises a welcoming entrance hall, ground floor WC, spacious kitchen and a bright living/dining room overlooking the rear garden - creating an ideal layout for both everyday living and entertaining. Upstairs, there are two well-proportioned bedrooms and a modern family bathroom.

Externally, the south facing garden has been designed for ease of maintenance, providing a private and sunny outdoor space perfect for relaxing or entertaining. To the front, the property benefits from two allocated parking spaces positioned conveniently side-by-side.

Perfectly positioned, the home is just a short stroll from Swadlincote Wetlands and enjoys a lovely nature walk directly to the front, enhancing the tranquil setting. Combining convenience with a quiet and peaceful environment, this property is ideal for first time buyers, downsizers or investors alike.

# F&C

## **The Location**

Situated within a well-regarded residential area, Knowles View enjoys a convenient position within the historic town of Swadlincote. Formerly a thriving mining community, Swadlincote is now a vibrant South Derbyshire town offering a strong sense of community and an excellent range of everyday amenities.

Located within The National Forest, the area benefits from an abundance of green open spaces and countryside surroundings, perfectly balancing town convenience with outdoor lifestyle opportunities.

Swadlincote town centre offers doctors' surgeries, local supermarkets, leisure centres, fitness gyms, a cinema, restaurants and bars. The popular Swadlincote Snowsports Centre is a particular highlight, while Conkers, a well-known National Forest attraction, is just a short drive away and offers extensive outdoor activities and woodland walks.

The area is well served by a range of nurseries, primary schools and junior academies, making it particularly appealing for families.

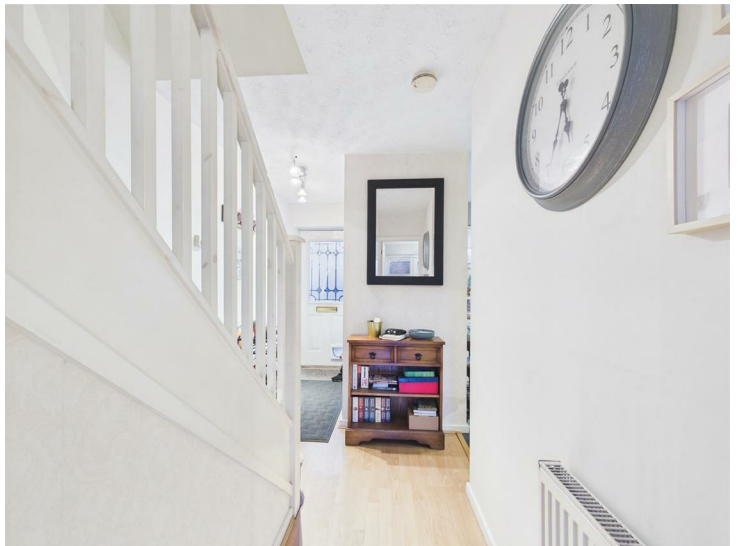
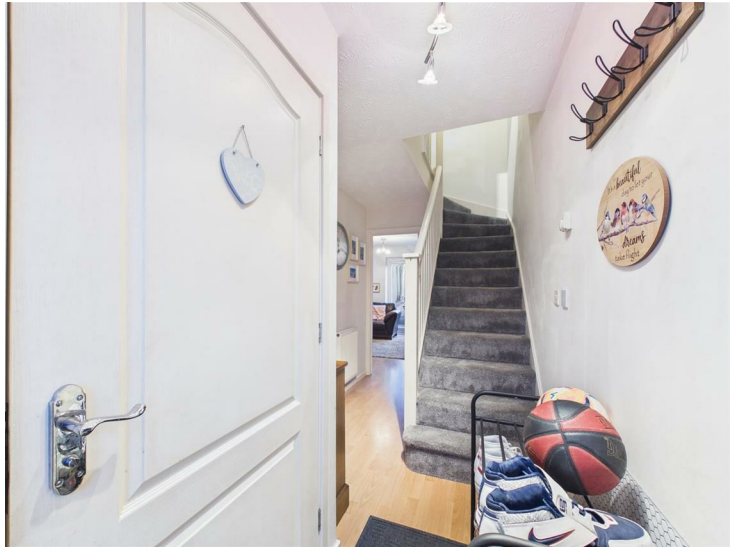
For commuters, Swadlincote benefits from excellent transport connections via the A444 and A511, providing straightforward access to Burton upon Trent and Derby.

## **Accommodation**

## Entrance Hall

13'9" x 6'1" (4.21 x 1.87)

A welcoming and well-presented entrance hall finished with stylish laminate flooring and soft neutral decor, setting the tone for the home throughout. Stairs rise to the first floor, while a radiator, pendant light fitting, smoke alarm and heating thermostat complete this practical yet inviting space.



## Living Room / Dining Room

12'9" x 11'8" (3.91 x 3.58)

A beautifully bright and generously proportioned open plan living and dining space, designed with both comfort and entertaining in mind. Continuous flooring enhances the sense of flow, while patio doors open directly onto the south facing garden, allowing natural light to flood the room. A feature electric fireplace creates an attractive focal point, complemented by a built-in storage cupboard with shelving and additional understairs storage. The room also benefits from TV and telephone points and a pendant light fitting, offering a versatile and stylish main reception area.



## Kitchen

13'8" x 6'3" (4.19 x 1.92)

The kitchen is thoughtfully fitted with contemporary white wall and base units, finished with chrome handles and complemented by warm oak worktops. A white metro-style tiled splashback and tiled flooring add a timeless finish.

Integrated appliances include a washing machine and fridge freezer, alongside a four-ring gas hob, extractor hood with Zanussi single oven below. The boiler is discreetly positioned within the kitchen. Two light fittings and a radiator complete this well-designed and functional space.



## Ground Floor WC

4'8" x 2'10" (1.43 x 0.87)

A convenient and neatly presented cloakroom finished with laminate flooring and neutral decor. Comprising a wash basin with separate hot and cold taps, low-level WC, radiator, extractor fan, window and spotlight lighting. The consumer unit is also housed here.

## Landing

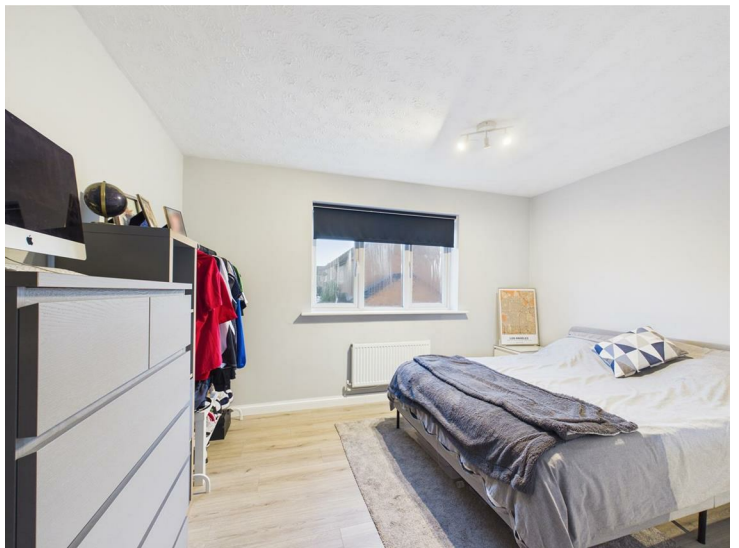
8'8" x 3'1" (2.66 x 0.95)

Finished with grey carpeting, the landing provides access to both bedrooms and the family bathroom. Additional features include a useful storage cupboard over the bulkhead, loft hatch, smoke alarm and ceiling light fitting.

## Bedroom One

12'10" x 8'7" (3.93 x 2.64)

A spacious double bedroom positioned to the rear of the property, enjoying pleasant views over the garden. Finished in soft grey tones with laminate flooring, the room offers ample space to add fitted wardrobes or freestanding storage to suit your needs. A radiator and ceiling light fitting complete this impressive principal bedroom.



### **Bedroom Two**

12'10" x 7'11" (3.93 x 2.42)

A well-proportioned double bedroom located to the front aspect, enjoying views towards the nearby nature reserve. Finished with laminate flooring and neutral decor, this versatile room is ideal as a guest bedroom, home office or nursery. Includes a radiator and pendant light fitting.



### **Family Bathroom**

6'3" x 6'2" (1.91 x 1.90)

A generously sized and well-appointed bathroom featuring full height cream tiling and a fitted mirror. Comprising a bath with shower over, fitted WC and wash basin with storage unit below. A chrome heated towel radiator, extractor fan and spotlight lighting add both comfort and style to this contemporary space.

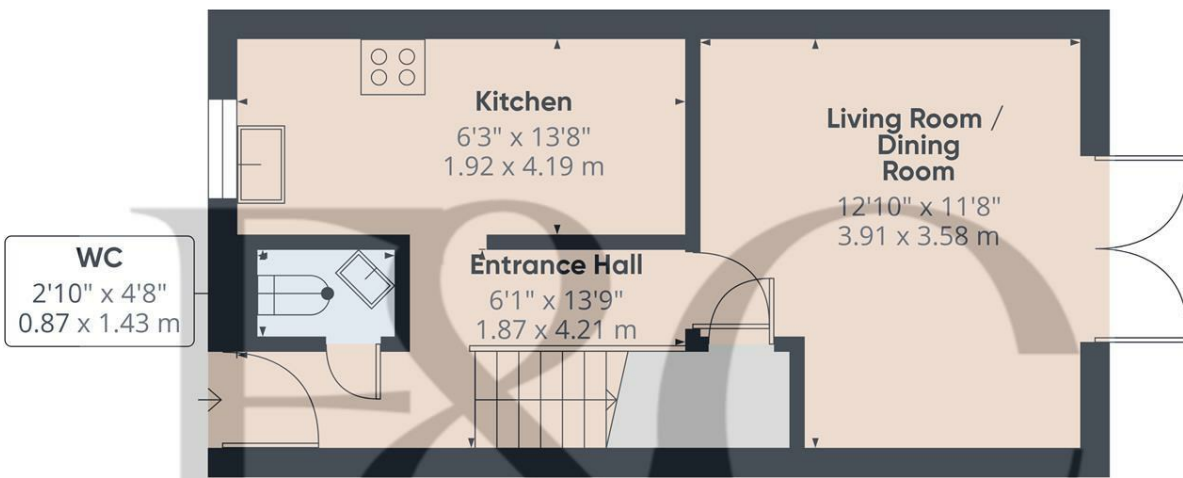


## Garden

The property enjoys a private, south facing rear garden that is not overlooked, offering a peaceful and sunny outdoor retreat. Designed for ease of maintenance, the garden is predominantly laid to slabs and includes a defined patio seating area - ideal for outdoor dining and relaxation. Additional benefits include a shed, outside tap and private rear access.



Council Tax Band B



Approximate total area<sup>(1)</sup>  
324 ft<sup>2</sup>  
30.1 m<sup>2</sup>

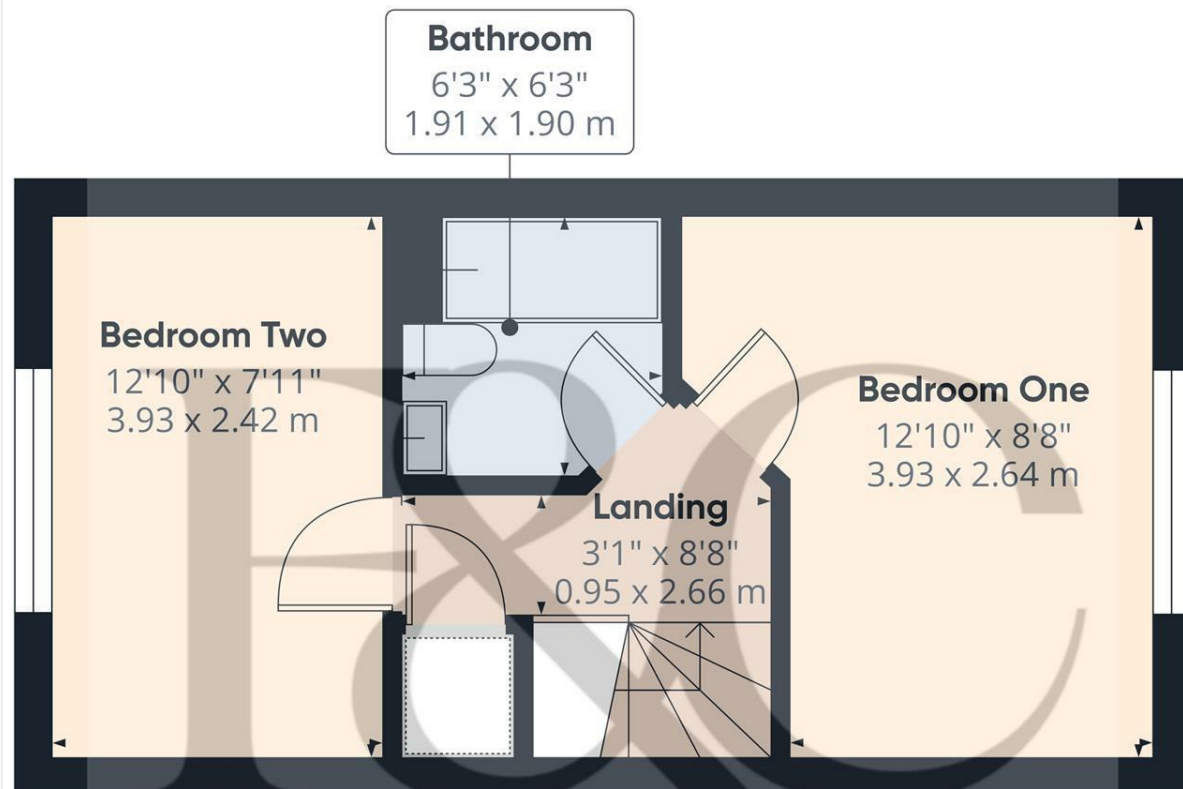
(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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Floor 0



Approximate total area<sup>(1)</sup>  
292 ft<sup>2</sup>  
27.2 m<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.

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Floor 1



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Derby  
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Willington Office

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Findern Lane  
Willington  
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Council Tax Band: B  
Tenure: Freehold



### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>90</b>
(69-80) <b>C</b>	<b>78</b>	
(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	