



# HOPKINS & DAINTY

ESTATE AGENTS



## Repton Road, Swadlincote, DE11 7AE

Offers in excess of £650,000

**\*\*OPEN 7 DAYS\*\*** HOPKINS & DAINTY of TICKNALL are delighted to offer for sale this exceptional four-bedroom detached family home, set on a generous plot with beautifully sized gardens rarely found, all enjoying stunning open countryside views.

Situated in the highly regarded village of Hartshorne, this impressive property is tucked away in a private cul-de-sac, offering both peace and privacy. Offered to the market with NO UPWARD CHAIN, it provides an exciting opportunity for a smooth and straightforward move.

Step inside to discover newly decorated and freshly carpeted accommodation, ready for you to move straight into. The spacious entrance hall creates an immediate sense of welcome, leading to a convenient guest W.C. and an impressive open-plan lounge/dining room. Here, an attractive inglenook fireplace with log burner forms a cosy focal point, while large windows frame delightful views across the rear garden and open countryside beyond.

The kitchen/dining room provides a fantastic space for everyday family life and entertaining alike.

Upstairs, the property continues to impress with four well-proportioned bedrooms and a family bathroom featuring a four-piece suite, offering comfort and practicality for modern living. Outside is where this home truly stands apart. The expansive plot must be seen to be fully appreciated, with gardens to both the front and rear, a substantial patio ideal for outdoor dining, ample off-road parking, and a double detached garage. The open countryside backdrop creates a wonderful sense of space and tranquillity.

Properties of this size, setting, and outlook rarely become available. Early viewing is strongly advised to avoid disappointment.

Contact us today to arrange your viewing — we are open 7 days a week and look forward to showing you around this fantastic home.

### Entrance hall



With radiator, solid wood flooring, window to the front, stairs off to the first floor, useful understairs storage cupboard with power.

### Guest W.C



Fitted with a vanity unit with inset wash hand basin, W.C., tiled splashbacks, heated towel rail, window to the side.

### Lounge/dining room 23'10" x 19'9" max measurements (7.28 x 6.04 max measurements)



With windows to the front and rear, sliding patio doors leading out onto the rear garden, inglenook fireplace with inset log burner, two radiators.

### Kitchen/diner 20'10" x 9'6" (6.36 x 2.90)



Fitted with a range of matching wall and base units, working surfaces with tiling to the splashbacks, inset double stainless steel sink unit and drainer, integrated dishwasher and washing machine, fitted electric cooker with extractor hood over, integrated fridge/freezer, ceramic tiled flooring, spotlights to ceiling, windows to the front and rear, door to the side, radiator.

## The first floor



With a mezzanine style open landing, door to:

### Bedroom One 11'2" x 10'8" (3.42 x 3.27)



With a range of fitted bedroom furniture, radiator, window to the rear.

### Bedroom Two 10'8" x 10'5" (3.27 x 3.18)



With window to the front, radiator.

### Bedroom Three 9'6" x 9'11" max (2.92 x 3.04 max)



With window to the front, radiator.

### Bedroom Four 9'11" x 8'8" (3.04 x 2.65)



With window to the rear, radiator.

## Bathroom



Fitted with a four piece suite comprising: walk in shower, corner panelled bath, vanity unit with inset wash hand basin, partially tiled walls, window to the rear, heated towel rail.

## Outside



condition and neither the vendor or ourselves will be liable to the purchaser in respect of any mis-statement or misrepresentation made at or before the date hereof by the vendor, agents or otherwise. Any floor plan included is intended as a guide layout only. Dimensions are approximate. Do Not Scale.

The property occupies a large plot with a block paved and gravelled frontage providing off road parking and access to the double detached garage which has power, light and remote controlled electric door. The rear garden is an absolute delight with stunning views from the patio over rolling countryside with lawn, borders, water feature and small stream, this garden is a gardeners delight!

## Draft Sales Details

These sales details have been submitted to our clients and are awaiting approval by them - they are distributed on this basis and are subject to change.

## Important Information

These sales details are produced in good faith with the approval of the vendors and are given as a guide only. If there is any point which is of specific importance to you, please check with us first, particularly if travelling some distance to view the property. Please note that we have not tested any of the appliances or systems at this property and cannot verify them to be in working order. Unless otherwise stated fitted items are excluded from the sale, such as carpets, curtains, light fittings and sheds. These sales details, the descriptions and the measurements therein do not form part of any contract and whilst every effort is made to ensure accuracy this cannot be guaranteed. Nothing in these details shall be deemed to be a statement that the property is in good structural condition or otherwise. Purchasers should satisfy themselves on such matters prior to purchase. Any areas, measurements or distances are given as a guide only. Photographs are taken with a wide angle digital camera. Nothing herein contained shall be a warranty or

# Floor Plan

## Ground Floor

Approx. 67.6 sq. metres (727.9 sq. feet)



## First Floor

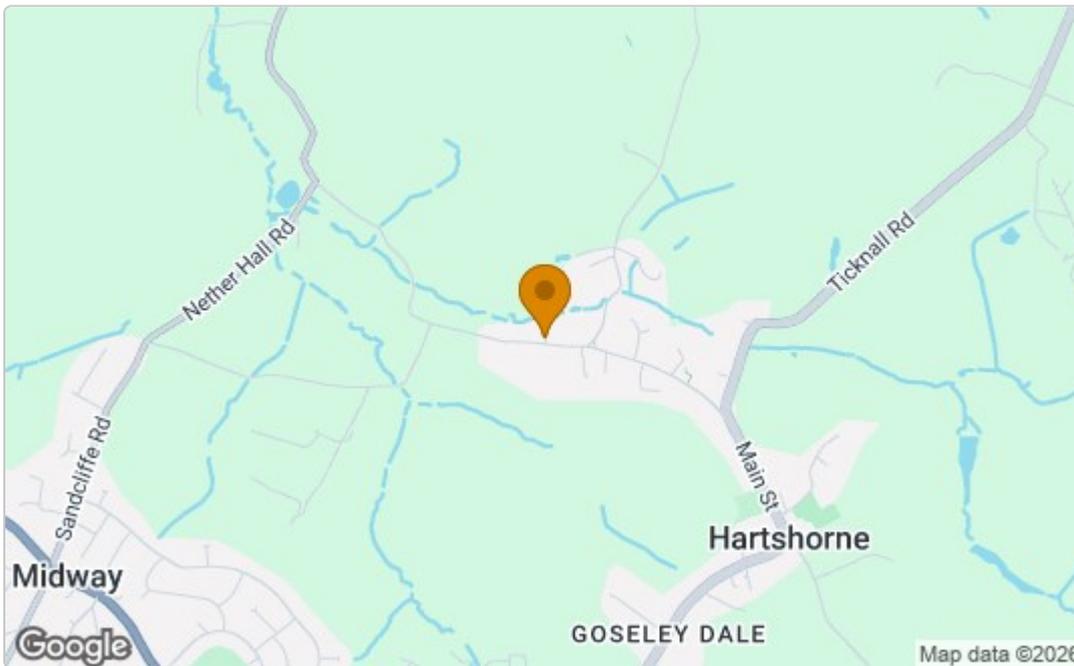
Approx. 56.0 sq. metres (602.9 sq. feet)



Total area: approx. 123.6 sq. metres (1330.8 sq. feet)

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Plan produced using PlanUp.

## Area Map



## Energy Efficiency Graph

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		71
(55-68) <b>D</b>	55	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
EU Directive 2002/91/EC		
Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
EU Directive 2002/91/EC		

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.