



Hillfield Close, Albert Village Swadlincote DE11 8HG Asking Price £250,000

Nestled in the charming area of Hillfield Close, Albert Village, this delightful three-bedroom semi-detached house offers a perfect blend of modern living and natural beauty.

Upon entering, you are welcomed by a spacious entrance hall that leads to a comfortable reception room, ideal for both relaxation and entertaining. The well-appointed kitchen and dining area provide a warm and inviting space for family meals and gatherings with the added convenience of a guest cloakroom with w.c.

The master bedroom boasts the luxury of an ensuite shower room, ensuring privacy and convenience. Two additional bedrooms offer ample space for family, guests, or even a home office, making this property versatile to meet your needs.

One of the standout features of this home is the stunning views over the National Forest to the rear, providing a picturesque backdrop that enhances the overall appeal of the property. Whether you enjoy morning coffee while taking in the scenery or hosting summer barbecues in the garden, this location offers a tranquil escape from the hustle and bustle of everyday life. If you are seeking a modern, comfortable residence with beautiful surroundings, this property in Albert Village is certainly worth considering.



Entrance

Via canopy porch with entrance door leading into:

Entrance Hall

Under floor heating, stairs to first floor, doors to:

Cloakroom

Obscure double glazed window to front, two piece suite comprising, wash hand basin with mixer tap and tiled splashback and low-level WC, under floor heating.

Lounge

17'5" x 12'0" (5.30m x 3.66m)

Double glazed window to front, under floor heating, T.V & telephone points, door to understairs storage cupboard and further door to:

Kitchen/Dining Room

8'9" x 15'3" (2.66m x 4.64m)

Fitted with a matching range of base and eye level units with worktop space over, 1+1/4 bowl stainless steel sink unit with single drainer and mixer tap, plumbing for washing machine and dishwasher, space for fridge/freezer, eye level electric fan assisted double oven, four ring hob with extractor hood over, double glazed window to rear, under floor heating, sunken ceiling spotlights, double glazed french double doors to garden.

Landing

Access to loft space door to storage cupboard and further doors to:

Master Bedroom

11'4" x 12'1" (3.45m x 3.69m)

Double glazed window to front, radiator, double doors to built in wardrobes and further door to:

En-suite Shower Room

Three piece suite comprising tiled shower enclosure, pedestal wash hand basin with mixer tap, low-level WC and heated towel rail, extractor fan tiled splashback, obscure double glazed window to front, sunken ceiling spotlights.

Bedroom

7'11" x 6'3" (2.42m x 1.90m)

Double glazed window to rear, radiator.

Bedroom

8'0" x 9'2" (2.43m x 2.79m)

Double glazed window to rear, radiator.

Bathroom

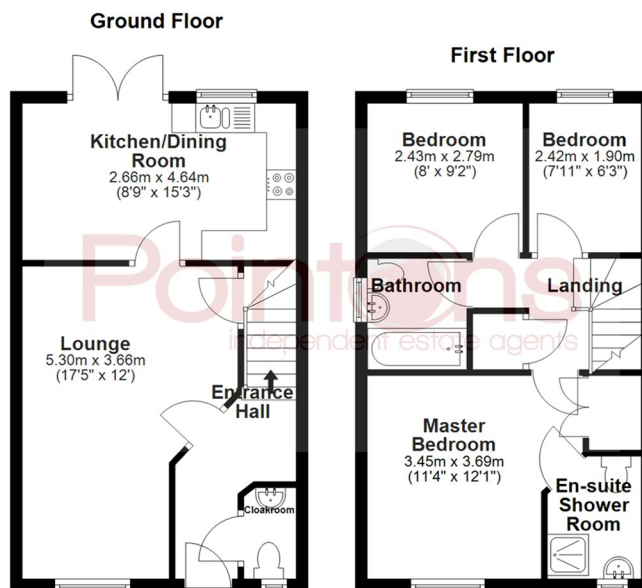
Fitted with three piece suite comprising panelled bath with shower over and glass screen, pedestal wash hand basin with mixer tap and low-level WC, tiled splashbacks, heated towel rail, extractor fan, obscure double glazed window to side, sunken ceiling spotlights.

Outside

To the rear is an enclosed garden mainly laid to lawn with paved patio and borders. There is also shed. Pedestrian access to the side leading to the front where there is a driveway providing parking.

General Information

Please Note: All fixtures & Fittings are excluded unless detailed in these particulars. None of the equipment mentioned in these particulars has been tested; purchasers should ensure the working order and general condition of any such items. Council tax is payable to West Leicestershire Council and is Band B



All floor plans are for a guide of the layout and not to scale
Plan produced using PlanUp.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		96
(81-91) B	83	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	



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