



STAGED HOME

Furnishings and Décor
are for illustration only

1 Harley's Court Main Street

Snarestone | DE12 7FT | Guide Price £450,000

ROYSTON
& LUND

- Guide Price: £450,000 - £475,000
- Stunning Kitchen/Dining with Bifold Doors
- Utility and Ground Floor WC
- Private Parking Space
- Council Tax: G // EPC: B
- Three Bedroom Detached Family Home
- First Floor Bathroom + En-Suite
- South Facing Garden with Summer House
- Located in Snarestone, Swadlincote
- Freehold





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Situated within the exclusive Harley's Court development in the sought-after village of Snarestone, this impressive three-bedroom detached new build offers contemporary living finished to an exceptional standard throughout. Designed with modern family life in mind, the property enjoys spacious accommodation, a private south-facing garden with a summer house, and off-street parking to the rear.

Upon entering, you are welcomed by a generous entrance hall that provides access to the reception room, spacious living room, stunning open-plan kitchen/dining room and staircase rising to the first floor. The reception room offers a versatile space that could be utilised as a home office, playroom or snug. The spacious living room enjoys French doors opening onto the rear garden, creating a bright and inviting space for relaxing or entertaining.

The beautifully appointed kitchen/dining room is undoubtedly the heart of the home, showcasing a high-quality range of contemporary base and wall units, generous worktop space and integrated appliances, all complemented by an abundance of natural light. Positioned off the kitchen is a practical utility room providing additional storage, external access and access to the ground floor WC.

To the first floor, the landing leads to three well-proportioned bedrooms. The principal bedroom benefits from its own stylish en-suite shower room, while the remaining two bedrooms are served by a modern three-piece family bathroom comprising a bath with a shower overhead, wash basin and WC.

Externally, the property benefits from a private south-facing rear garden featuring an extensive patio, artificial lawn and a versatile summer house, providing an ideal setting for outdoor dining, entertaining or home working. To the rear of the property is a dedicated parking bay.





EPC

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		94
(81-91) B	85	
(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 (CO₂) 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



Total area: approx. 129.4 sq. metres (1393.1 sq. feet)

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