



7 Swallow Road

| DE11 7QE | Offers In The Region Of Guide Price £250,000 - £260,000

ROYSTON
& LUND

- Three Bedroom Detached Home
- Kitchen - Spotlights / Neutral Cabinetry
- Decking / Turf Garden
- EPC Rating - D
- Freehold
- Living Room - Bay Window / Fireplace
- Modernised Bathroom
- Detached Garage
- Council Tax Band - B





A well-presented three bedroom detached property in the village of Woodville with a larger than average plot.

Entering through the porch there are stairs to the first floor and a door into the good sized living room, complete with a central fireplace and a characterful bay window that floods the space with natural light. Double doors lead seamlessly through to a modern kitchen, where you'll find neutral cabinetry, sleek gloss white wall tiling, and spotlights for a contemporary finish. From here, a pair of French doors open out onto a ample size garden featuring a mix of decking and turf. Just around the corner, there's a generous-sized shed and convenient side-door access to the detached garage.

Upstairs, the home offers three well-proportioned bedrooms. One of these includes a large, freestanding wardrobe (*available by separate negotiation), while the updated family bathroom boasts black sanitary ware, including a stylish heated towel rail for a modern touch.

Design details continue throughout the property, with shaker-style paneling in the main bedroom, across the landing, and down the staircase, adding texture and visual interest.

To the front, there's off-road parking for two vehicles ,to the rear is a south east facing low maintenance garden.

Local amenities include supermarkets such as Asda and Tesco, just a short walk away. You'll also find a post office, and a pharmacy on the nearby High Street. Local schools such as Eureka Primary and Granville Academy are within easy reach. Bus stops are only a few minutes away on foot, and Burton-on-Trent train station is about 15 minutes by car. For leisure, there are nearby parks, and a leisure centre. Nurseries, a children's centre, and a play area are also close by.





EPC

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		86
(69-80) C		
(55-68) D	67	
(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

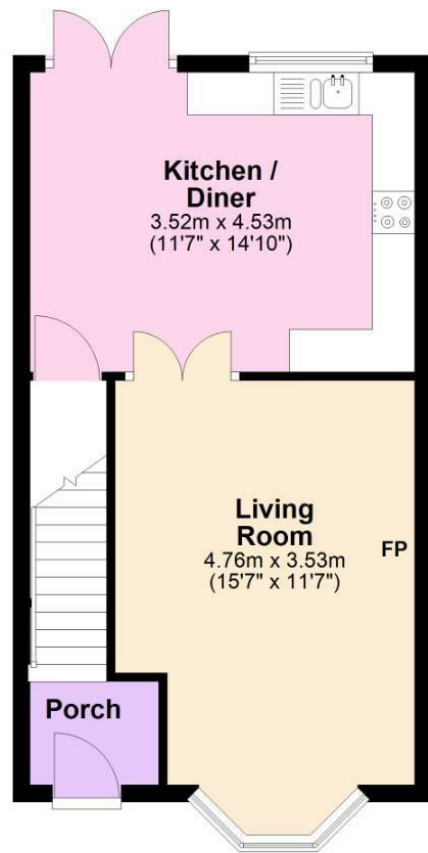
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		

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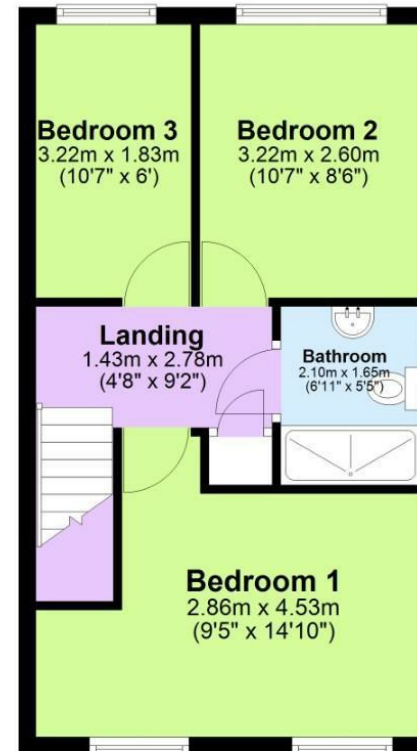
Ground Floor

Approx. 52.0 sq. metres (559.9 sq. feet)



First Floor

Approx. 38.0 sq. metres (408.6 sq. feet)



Total area: approx. 90.0 sq. metres (968.5 sq. feet)

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