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30 Cobblestone Drive

| DE11 0FL | Guide Price £350,000

ROYSTON
& LUND

- Guide Price Range £350,000 - £375,000
- Two Reception Rooms: Spacious Lounge And Formal Dining Room
- Ideal Layout For Family Life And Entertaining Guests
- Three Additional Bedrooms Complemented By Family Bathroom With Three-Piece Suite
- Freehold - EPC Rating B
- Entrance Hall Provides Access To Spacious 1,691 Sq Ft Interior
- Bright Breakfast Kitchen With Fitted Units, French Doors, And Utility Room
- First Floor Boasts Four Double Bedrooms; Main With Vaulted Ceilings And En-Suite
- Driveway Leads To Integral Garage; Rear Garden Includes Lawn And Seated Areas
- Council Tax Band D





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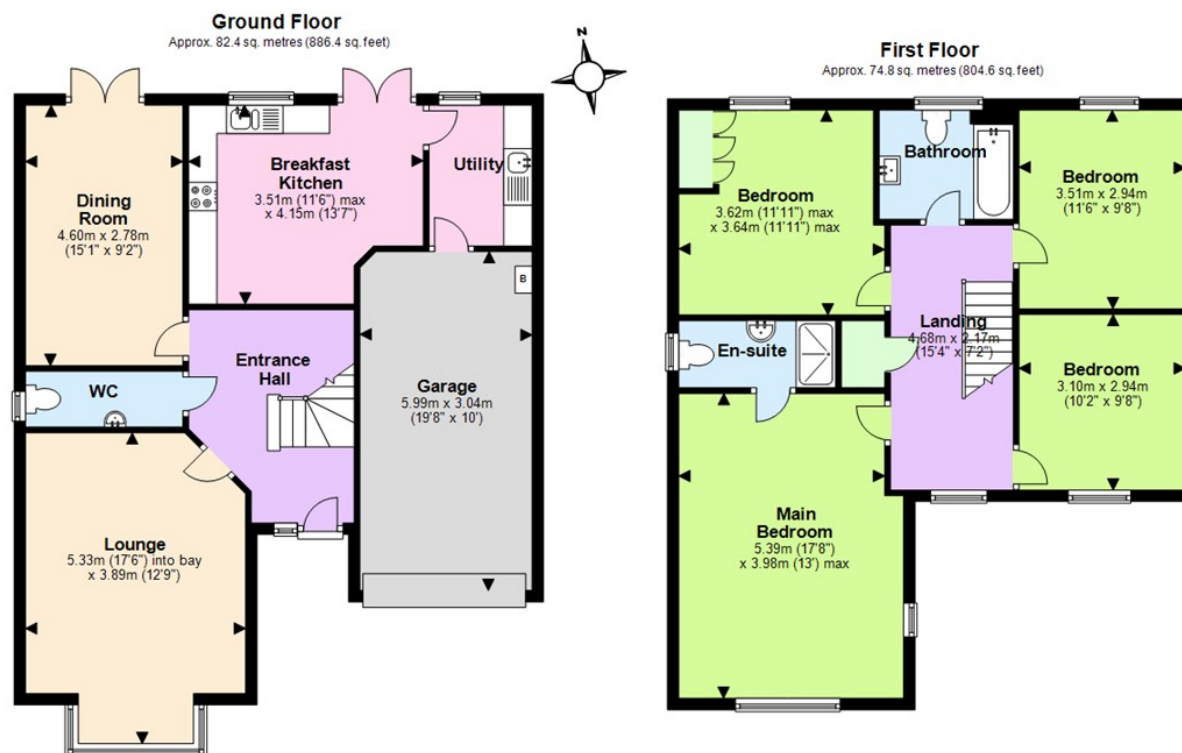
Welcome to this stunning modern detached family property located on Cobblestone Drive in Swadlincote. This impressive house, built in 2017, offers a perfect blend of contemporary design and comfortable living. Situated in a quiet location with the countryside nearby and Cadley Park within reach, this property offers a serene setting away from the hustle and bustle of city life.

As you step inside, you are greeted by the entrance hall which provides access to the spacious interior spanning 1,691 sq ft. The two reception rooms offer versatile living spaces, with a spacious lounge and a formal dining room for entertaining. The bright breakfast kitchen includes fully fitted units providing storage, integrated appliances, French doors and access to a convenient utility room. The layout of this property is ideal for both family life and hosting gatherings with friends.

The property boasts four bedrooms to the first floor, including a magnificent main bedroom featuring vaulted ceilings and an en-suite shower room/WC. The remaining three bedrooms provide ample space for a growing family or visiting guests and are complemented by the family bathroom featuring a three piece white suite.

Outside, a driveway leads to an integral garage, providing convenient parking and storage space. The garden to the rear offers a lawn space, fenced boundaries and seated areas.





Total area: approx. 157.1 sq. metres (1691.1 sq. feet)

Where every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken of any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser.

Plan produced using PlanUp.

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.



EPC

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		92
(81-91) B	84	
(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		

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