

Jade Close

Newhall, Swadlincote, DE11 0XR

John 
German





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Offers over £450,000

Built in 2021, this Avant Homes five bedroom detached home is absolutely stunning throughout. Ideally located at the end of a private driveway and fronting onto beautiful parklands, this home is truly a one off. The property offers fantastic parking options with a huge detached double garage and large driveway.



The home itself is specifically designed accommodating large families with an ultra flexible floorplan offering multiple living spaces so you will never feel on top of each other. No expense has been spared with high quality fixtures and fittings throughout and beautiful floors and carpets.

As you enter the home through the feature red door you are greeted by a grand entrance way with a lovely airy and bright feel, you can't help but notice the unique feature tiles used throughout the open plan areas on the ground floor.

The separate lounge is located at the front of the home, with quality carpets, feature window and is an ideal space to escape to after a long day.

The dining room is across the hallway, this room is a multifunctional space as it could easily double as a home office if needed. You will also find a large separate utility room with great storage and an ultra stylish downstairs WC with unique feature tiles.

The open plan kitchen/dining/living space is located at the rear of the home and overlooks the lovely rear gardens. The designer kitchen is of the highest quality and comes complete with masses of storage options and worktop space and is accompanied by quality appliances. It also has a feature island/breakfast bar that has even more storage.

The kitchen overlooks the family dining area, this bright and airy room is an ideal space to entertain. There is an additional living space that flows on from the dining space for added flexibility and functionality. The secure rear garden is a lovely place to entertain and watch the children play, mainly laid to lawn with a patio area and isn't overlooked which is rare for a newer estate.

The second floor is just as impressive as the downstairs. As you climb the feature central stairway you'll notice the quality continues. The master suite is the perfect relaxing space to retire to. The spacious room has built in wardrobes and a dressing table area and is finished off beautifully by a sparkling en suite complete with large walk in shower, storage vanity and WC.

The second bedroom is of the highest quality with great storage options and its very own en suite with large shower, WC and wash hand basin.

The remaining three double bedrooms are the perfect space for the children to grow up in and are complete with plush carpets. These bedrooms are serviced by a stylish family bathroom with a separate bath, pedestal and WC.

Tenure: Freehold (purchasers are advised to satisfy themselves as to the tenure via their legal representative).

Services: Mains water, drainage, electricity and gas are believed to be connected to the property but purchasers are advised to satisfy themselves as to their suitability.

Useful Websites: www.gov.uk/government/organisations/environment-agency
www.southderbyshire.gov.uk

Our Ref: JGA/12062023

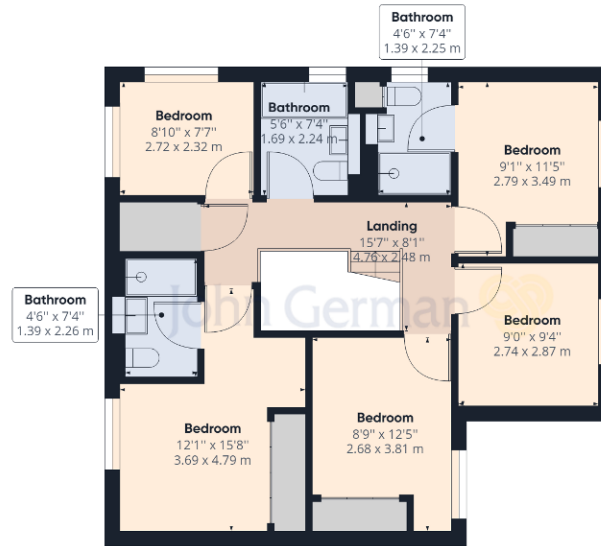
Local Authority/Tax Band: South Derbyshire District Council / Tax Band E



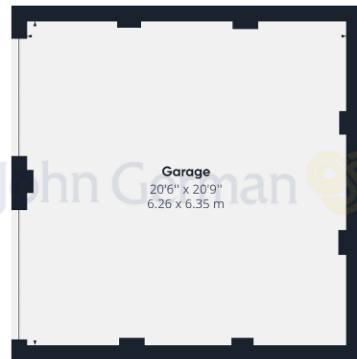




Ground Floor Building 1



Floor 1 Building 1



Ground Floor Building 2

Approximate total area⁽¹⁾

1982.76 ft²

184.20 m²

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.



Agents' Notes

These particulars do not constitute an offer or a contract neither do they form part of an offer or contract. The vendor does not make or give and Messrs. John German nor any person employed has any authority to make or give any representation or warranty, written or oral, in relation to this property. Whilst we endeavour to make our sales details accurate and reliable, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information for you, particularly if contemplating travelling some distance to view the property. None of the services or appliances to the property have been tested and any prospective purchasers should satisfy themselves as to their adequacy prior to committing themselves to purchase.

Referral Fees

Mortgage Services - We routinely refer all clients to APR Money Limited. It is your decision whether you choose to deal with APR Money Limited. In making that decision, you should know that we receive on average £60 per referral from APR Money Limited.

Conveyancing Services - If we refer clients to recommended conveyancers, it is your decision whether you choose to deal with this conveyancer. In making that decision, you should know that we receive on average £150 per referral.

Survey Services - If we refer clients to recommended surveyors, it is your decision whether you choose to deal with this surveyor. In making that decision, you should know that we receive up to £90 per referral.

| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+ | A | | 93 A |
| 81-91 | B | 85 B | |
| 69-80 | C | | |
| 55-68 | D | | |
| 39-54 | E | | |
| 21-38 | F | | |
| 1-20 | G | | |



John German

129 New Street, Burton-On-Trent, Staffordshire, DE14 3QW

01283 512244

burton@johngerman.co.uk

Ashbourne | Ashby de la Zouch | Barton under Needwood
Burton upon Trent | Derby | East Leake | Lichfield
Loughborough | Stafford | Uttoxeter

JohnGerman.co.uk Sales and Lettings Agent



