

Hawthorn Avenue

Netherseal, Swad, DE12 8BY



This deceptively sized and beautifully presented two bedroom terrace home situated in the quaint village of Netherseal is jam packed full of features. The property is perfectly located on a quiet street and in walking distance to local parks, schools and the village hall.

£188,000

John German

The property sits behind an excellent sized, gated driveway with parking for three to four cars.

The front entrance door opens into the lovely hallway with stairs leading off and a door into the well appointed kitchen. The kitchen is a fitted with a range of base and eye level units with work surfaces over, sink and drainer unit, space for appliances and a large pantry. A glazed door leads to a rear hallway which in turn has a door into the utility room, a door to the rear garden and a door to the side entry. The utility room is fitted with wall units and a work surface and has space for appliances.

Off the kitchen, a door leads to the living room with a fireplace as its focal point and light flooding in from the large window to the front aspect. An archway leads to the fantastic extension that is being used as a dining room. The sun drenched dining room has a large window and gives direct access out to the lush mature gardens through French doors.

Upstairs, there are two double bedrooms and family bathroom.

The spacious master bedroom benefits from built in storage and two windows overlooking the front aspect. The second bedroom will easily take a double bed and would make a fantastic children's room or for guests to stay.

The renovated bathroom comprises feature panelling, modern storage vanity unit with sink and a bath with shower over. The WC is located an adjacent room.

The deceptively large gardens have a lovely tranquil feel to them and multiple zones for different uses. There is a large patio area for entertaining friends and family, up a couple of steps there is a low maintenance gravel garden with lovely mature garden beds. There is also a summer house which has been converted into an office adding another dimension to the home.

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/21062023

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







Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C		
55-68	D		
39-54	E	54 E	
21-38	F		
1-20	G		

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

01283 512244
burton@johngerman.co.uk

Agents' Notes

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