

Grange Road

Newhall, Swadlincote, DE11 0SZ



This well presented three bedroom, two bathroom detached bungalow is jam packed full of features including a separate double garage, secure rear gardens, spacious rooms and is ideally located on a quiet cul-de-sac. This residence is ideally located close to local schools, parks and shops, making it a great family home and also perfect for downsizers.

£270,000

John German 

As you pull up to the property you will notice the masses of parking options including a double garage and large driveway. Through the main porch entrance you enter into a large hallway, where the bedrooms are located on the left hand side.

The master bedroom is very spacious and overlooks the front of the home, it is complemented by an ensuite which consists of a shower, wash hand basin and WC.

The two further bedrooms are a fantastic size, both easily taking double beds. They are serviced by a well maintained bathroom which comprises of a bath, WC and wash hand basin.

There is also a conveniently located cloakroom close to the main living space.

The main open plan living/dining space overlooks the well maintained rear gardens and has direct access through large sliding doors. This light and bright room is a great space to entertain with family and friends.

The kitchen is located behind the main living space. The kitchen itself is a fantastic size and has an abundance of storage options, lots of work space and a range of appliances. There is a conveniently located utility room that is next to the kitchen which really adds to the floorplan and has direct access to the rear garden.

The generous rear gardens are fairly low maintenance and feature a fish pond, lawn area and large patio for entertaining.

The garage is easily big enough for two cars and more, there is also access to the rear of the home from the garage.

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/01092023

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







Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C		
55-68	D	59 D	
39-54	E		
21-38	F		
1-20	G		



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