

Westwood Park

Newhall, Swadlincote, DE11 0RS



Available with no upward chain is this well presented three bedroom semi-detached home featuring off road parking, garage, spacious living areas and a large secure rear garden. The property is ideally located on a quiet street, within walking distance to local schools, parks, pubs and eateries.

Guide Price £210,000

John German

This well presented three-bedroom semi-detached home is being sold with no upward chain – viewing is a must!

The property has many features including a brand-new driveway which provides off road parking for numerous vehicles and gives access to the garage.

Accommodation:

The front entrance door opens into the porch area which in turn gives access to the open plan living space, featuring a large window to the front elevation, stairs rising to the first floor and a feature fireplace.

Double doors lead into the open plan kitchen/diner. The kitchen is well equipped with a range of base and eye level units, work surfaces and inset sink and drainer unit. There is space for a dining table, a window overlooking the rear garden and a sliding patio door leading outside.

The first-floor landing has doors leading off to three bedrooms and the family bathroom. The master bedroom and bedroom two are good sized doubles, the third bedroom would make a great office or children's bedroom.

Completing the accommodation is the family bathroom which is fitted with a white three-piece suite including a shower over the bath.

Outside, to the rear the large garden features a paved patio area, lawn, storage shed and direct access to 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.southderbyshire.gov.uk

www.gov.uk/government/organisations/environment-agency

Our Ref: JGA/181023

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







Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C		
55-68	D		
39-54	E	46 E	
21-38	F		
1-20	G		



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Agents' Notes

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