

Marble Drive

Newhall, Swadlincote, DE11 0YJ



This near new, immaculately presented two bedroom semi detached home offers off street parking, show home presentation throughout and bi fold doors. The property is well located on a quiet street and close to nature walks, local shops and schools, making it the ultimate first home.

Offers in excess of £180,000

John German 

As you pull up to the home you will see the two parking spots at the front of the home. You enter into the open plan kitchen/dining area. The kitchen is well appointed with built in appliances including fridge/freezer, hob, oven and extractor, there is both under counter and overhead storage with quartz worktops. This space benefits from neutral décor and laminate flooring.

The large downstairs cloakroom sits just off the kitchen with a fitted wash hand basin and WC.

Past the stairs you will enter the lounge, it features laminate flooring, neutral décor and an under stairs cupboard. The lounge overlooks the rear garden and has direct access through large bi fold doors. The garden itself features a paved patio area and lawn.

The first floor consists of two bedrooms and family bathroom.

The second bedroom is a large double with carpeted flooring, neutral décor and built in storage.

The master bedroom is king size with two windows providing natural light.

The bedrooms are serviced by the family bathroom which features floor to ceiling tiles, WC, wash hand basin and a bath with an overhead shower.

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

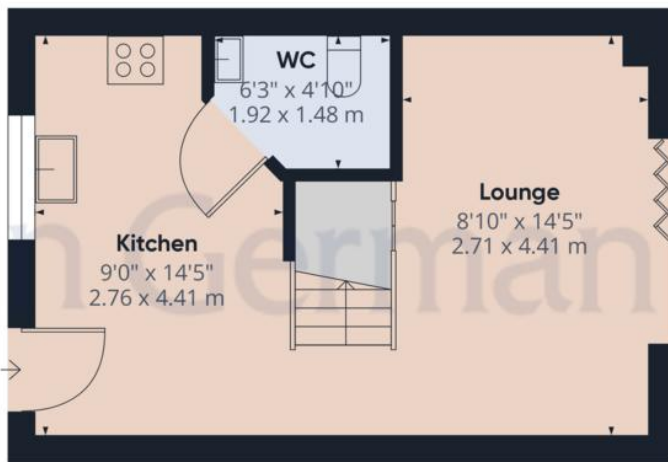
Services: Mains water, drainage, electricity and gas are believed to be connected to the property but purchasers are advised to satisfy themselves as to their suitability.

Useful Websites:

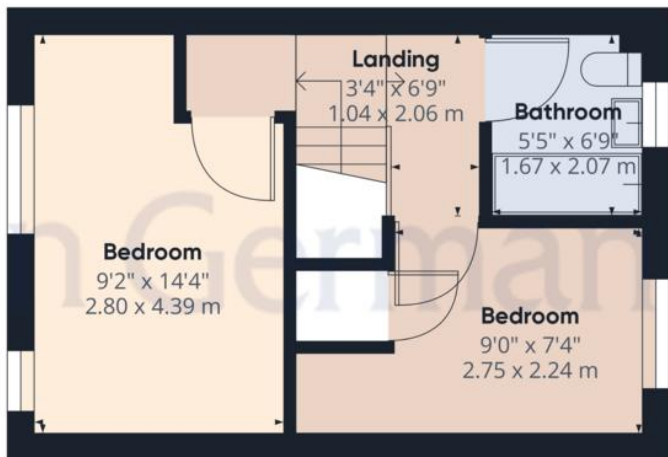
www.gov.uk/government/organisations/environment-agency

Our Ref: JGA/29112023

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



Ground Floor



Floor 1

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Approximate total area^m
599.57 ft²
55.7 m²

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.

GIRAFFE 360





Score	Energy rating	Current	Potential
92+	A		97 A
81-91	B	83 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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Agents' Notes

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