

# Arthur Rice Close

Newhall, Swadlincote, DE11 0FQ



Super semi detached home, tucked away down a private drive, offering space perfect for a family with great sized gardens too. On the ground floor is a breakfast kitchen, lounge/diner, guest WC, whilst upstairs are three bedrooms and family bathroom. Ample drive with parking for three cars.

£200,000

John German

Located down a shared private drive approach, this modern semi detached home is one not to miss out on. On the ground floor you will find behind the entrance door, a through reception hallway with tiled floor and stairs leading off. A very useful guest cloakroom lies to your right, whilst to your left is the fitted breakfast kitchen. Here, base and wall mounted cabinets run along two walls with complimentary beech effect countertops and integral appliances, there is space for a small breakfast table and a window overlooks the front aspect.

To the rear of the property there is a full width open plan lounge/dining room which has been cleverly zoned to create three living areas incorporating a family sitting area, dining area and clever home office/study area. A window overlooks the rear garden and French doors take you outside onto the rear deck.

Upstairs on the first floor, you will find there are three bedrooms alongside a family bathroom finished in white with complimentary wall tiling, panelled bath with glazed screen and shower mixer tap, pedestal wash hand basin and WC, radiator and front facing window.

Outside, the property has off road parking to the fore for three vehicles with double gated access leading along the house to the rear and here where there is an additional block paved driveway providing further parking. The gardens themselves are laid mainly to lawn and there is a timber decked patio area.

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

**Property construction:** Brick

**Parking:** Drive

**Electricity supply:** Mains

**Water supply:** Mains

**Sewerage:** Mains

**Heating:** Gas central heating

(Purchasers are advised to satisfy themselves as to their suitability).

**Broadband type:** Fibre-See Ofcom link for speed:<https://checker.ofcom.org.uk/>

**Mobile signal/coverage:** See Ofcom link <https://checker.ofcom.org.uk/>

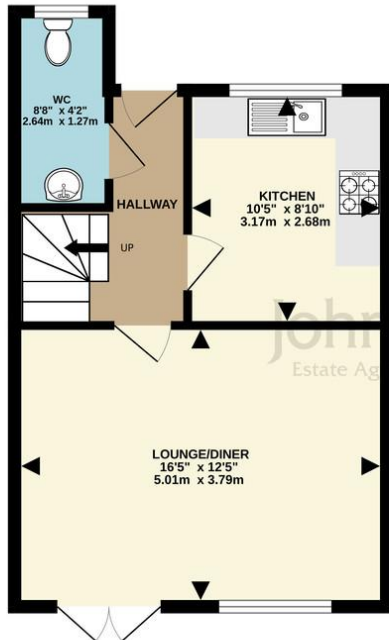
**Local Authority/Tax Band:** South Derbyshire District Council / Tax Band B

**Useful Websites:** [www.gov.uk/government/organisations/environment-agency](http://www.gov.uk/government/organisations/environment-agency)  
[www.southderbyshire.gov.uk](http://www.southderbyshire.gov.uk)

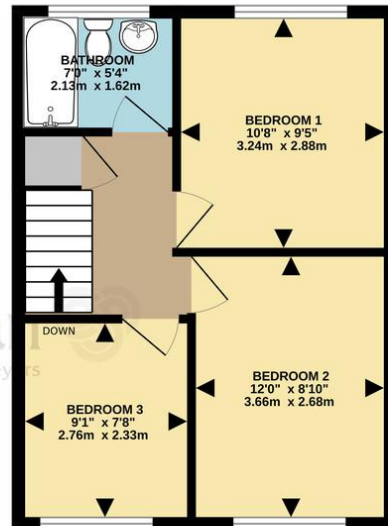
**Our Ref:** JGA/30012024

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GROUND FLOOR



1ST FLOOR



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Score	Energy rating	Current	Potential
92+	A		
81-91	B		90 B
69-80	C	77 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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