



Crich Way
Newhall,
DE11 0UU

£275,000

With a **STYLISH & CONTEMPORARY** open plan design, with a superb **OPEN PLAN LIVING KITCHEN**, this impressive 4 bedroom extended detached family home enjoys a **HIGH SPECIFICATION FINISH**, including a home office, **LUXURY BATHROOM**, private rear garden & driveway with ample off road parking.



Property Features

- Detached Home
- Stylish Interior
- Open Plan
- High Specification
- Home Office
- 4 Bedrooms
- Luxury Bathroom
- Living Kitchen
- Enclosed Garden
- Ample Parking

Full Description

With a stylish contemporary high specification finish, this modern 4 bedroom detached family home offers wonderful open plan family living, enjoying a beautifully presented open plan interior complemented by a private landscaped rear garden and situated within this quiet cul de sac, just off Fairfield Crescent and around the corner from Fairmeadows Foundation Primary School.

The property has been skilfully adapted by the current owners creating a fabulous open plan living kitchen, ideal for home entertaining, combining three rooms in one with a superbly fitted kitchen, dining and living areas, whilst overlooking and giving access to the rear garden.

Internally you are welcomed by the impressive entrance hall, cloakroom/wc, versatile home office/playroom, the open plan living kitchen is at the heart of the home, superbly equipped

with integrated appliances and the perfect room for family entertaining. On the first floor are four good sized bedrooms and the re-fitted luxury family bathroom. There is parking to the front and a private landscaped lawned rear garden with patio.

The popular South Derbyshire village of Newhall is well placed for commuters and has excellent road links via the A511 leading to Burton upon Trent, Swadlincote & Ashby de la Zouch. The M42 and A38 are also easily accessible providing quick links to the midlands motorway networks. There are primary and secondary schools in Newhall within close proximity of the property itself.

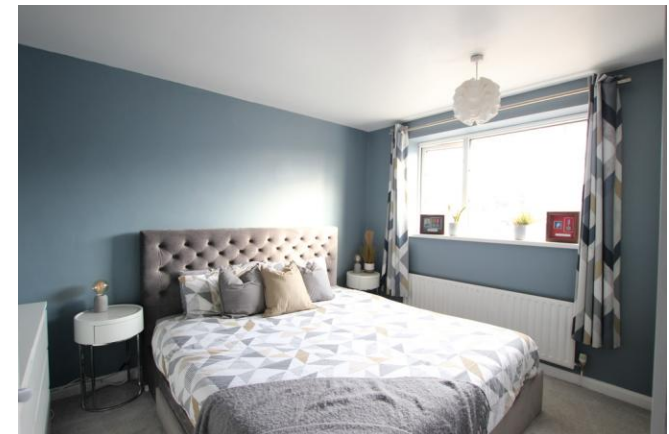
There is also a doctor's surgery, chemist, convenience store and a host of other shops on the High Street. The local bus service runs just a short distance away providing easy access into the nearby market town of Swadlincote and the surrounding areas.

TENURE

We are advised the property is Freehold

COUNCIL TAX

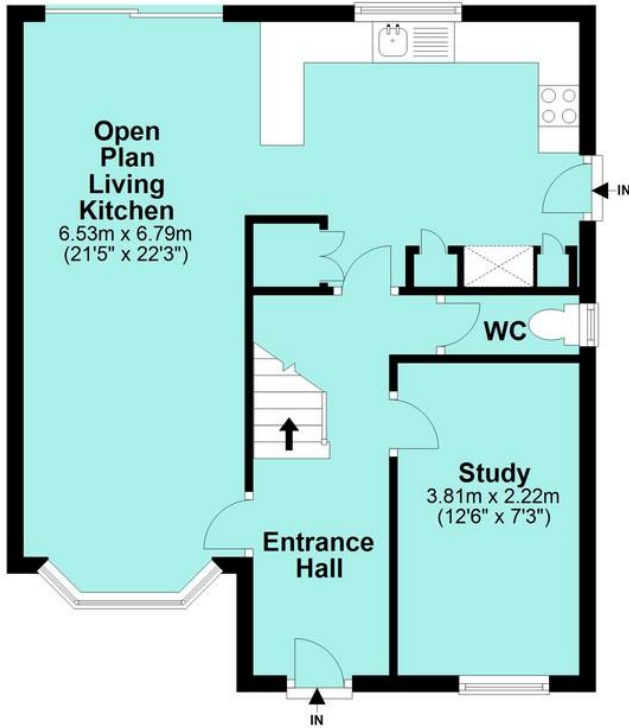
The property is in Band D





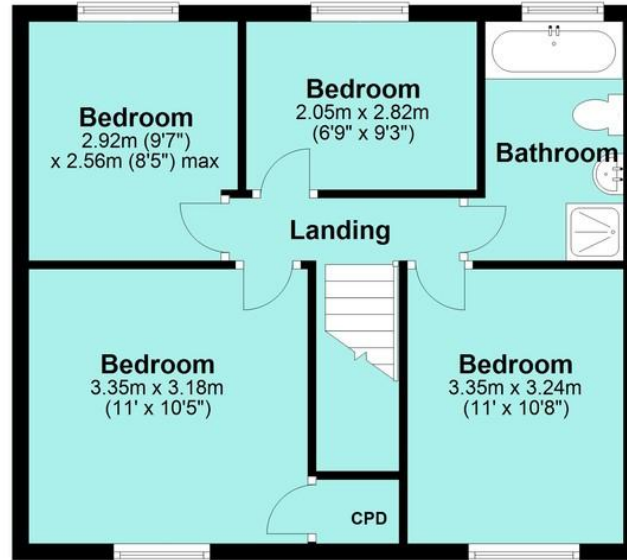
Ground Floor

Approx. 50.4 sq. metres (542.4 sq. feet)



First Floor

Approx. 48.3 sq. metres (519.9 sq. feet)



Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 B
69-80	C	71 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Total area: approx. 98.7 sq. metres (1062.3 sq. feet)

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Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements