

Willow Drive

Newhall, Swadlincote, DE11 0NW



An immaculately presented detached family home located in the popular village of Newhall, Swadlincote. For sale with no onward chain, this home presents a significant opportunity to extend to the side or develop an additional dwelling within the grounds, subject to the necessary planning permissions.

£250,000

John German 

This home presents a significant opportunity to extend to the side or develop an additional dwelling within the grounds, subject to the necessary planning permissions. This potential makes the property an excellent investment opportunity for those looking to add value or create their dream home.

The entrance hall provides a warm and inviting welcome to the home. To the left of the hallway, you will find the living room which is bright and airy, featuring ample space for relaxation and family gatherings. The French doors lead directly to the rear garden, creating a seamless indoor-outdoor living experience.

The kitchen is well-proportioned and functional, with plenty of room for meal preparation and storage. Overlooking the garden and enjoying matching wall and base units, base level oven, induction hob and cooker hood above.

The property boasts three well-proportioned bedrooms, with both the master bedroom and second bedroom having built in furniture.

To finish the first floor, the property has a modern fitted family bathroom with shower enclosure, wash hand basin and low-level flush WC.

Located on an enviable sized plot on Willow Drive, the home has plenty of kerb appeal. With a block paved driveway to the front, allowing ample space for off road parking and access to the internal garage. With power and lighting, the garage offers a convenient space for storage or parking.

The rear garden boasts a vast, well-maintained lawn, providing ample space for outdoor activities, family gatherings, and children's play. The substantial size of the rear garden provides significant potential for further development, subject to planning permission. Whether you envision adding a garden studio, an extension, or simply enhancing the existing space, the possibilities are endless.

Located in the desirable area of Newhall, this home benefits from a tranquil residential setting while being conveniently close to local amenities, schools, and transport links. Swadlincote town centre is just a short drive away, offering a variety of shops, restaurants, and leisure facilities. The home is situated a short drive away from plenty of schools, making it ideal for families, including Newhall Infant School, Mercia Academy and many more.

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

Please note: It is quite common for some properties to have a Ring doorbell and internal recording devices.

Property construction: Standard

Parking: Drive & garage

Electricity supply: Mains

Water supply: Mains

Sewerage: Mains

Heating: Gas

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

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

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

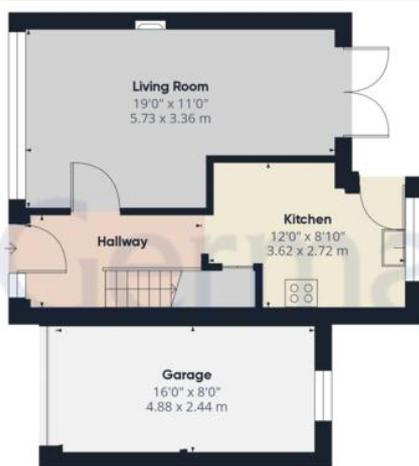
Local Authority/Tax Band: South Derbyshire District Council / Tax Band B

Useful Websites: www.gov.uk/government/organisations/environment-agency

www.southderbyshire.gov.uk

Our Ref: JGA/24072024

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Ground Floor



Floor 1

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Approximate total area⁽¹⁾

785.01 ft²
72.93 m²

(1) 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.

GIRAFFE360





Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C		
55-68	D	66 D	
39-54	E		
21-38	F		
1-20	G		



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Agents' Notes

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Mortgage Services - We routinely refer all clients to APR Money Limited. It is your decision whether you choose to deal with APR Money Limited. In making that decision, you should know that we receive on average £60 per referral from APR Money Limited.

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