Grange Road Newhall, Swadlincote, DE11 0SZ







A lovely detached two bedroom bungalow perfect for those seeking to downsize and retire. Situated in a delightful cul-de-sac location with good expanse of resin driveway, carport, detached single garage, two bedrooms, smart fitted kitchen, lounge/diner plus conservatory with views over low maintenance garden.

£245,000



This well presented detached bungalow available with the advantage of no upward chain, offers a fantastic layout in a cul-de-sac location handy for a wide range of amenities. Set behind a good expanse of resin driveway with planted borders providing ample off road parking and gates opening into a good size carport, previously used as a seating area. This gives access to the garage with timber front entrance doors and leads around into the rear garden which is perfectly designed for lower maintenance with a resin terrace to match the frontage and carport, together with borders.

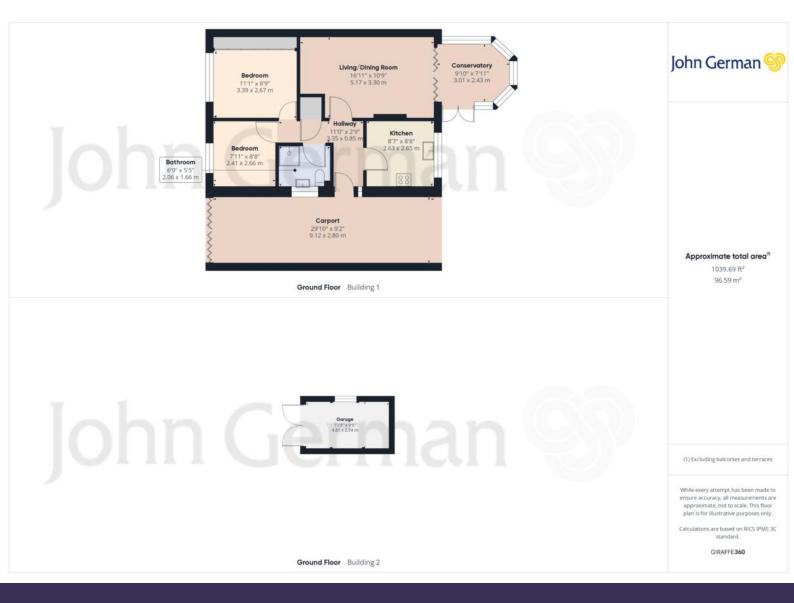
A side entrance door opens into an L shape entrance hallway with doors leading off. To the right the property has a well appointed kitchen equipped with a range of base and eye level units with work surfaces over with sink and drainer unit, window framing views across the garden, integrated oven, hob and extractor, space for a washing machine and fridge freezer and tiled floor.

Further along the hallway, the property has a lounge/dining room with a fire surround providing the focal point and concertina opening doors into a conservatory, perfect for enjoying views of the garden with French doors out to rear, radiator and air conditioning unit.

The property has two bedrooms, the master bedroom is a generous double with fitted mirrored wardrobes across one wall and window framing views to front. The good size second bedroom also has views to front. Both of these bedrooms share a lovely fitted shower room with a suite comprising corner shower cubicle, fitted vanity unit with inset wash basin, concealed cistern WC and cupboards providing useful storage, part tiled walls and window to side. Agents note: Probate has been applied for but not yet granted. 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, carport & 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: <u>https://checker.ofcom.org.uk/</u> Mobile signal/coverage: See Ofcom link <u>https://checker.ofcom.org.uk/</u> Local Authority/Tax Band: South Derbyshire District Council / Tax Band C Useful Websites: <u>www.gov.uk/government/organisations/environment-agency</u> www.southderbyshire.gov.uk Our Ref: JGA/12092024

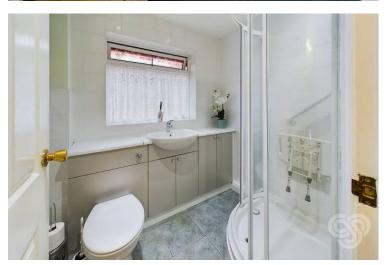
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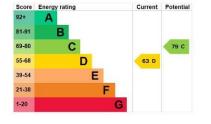


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