

Newhall Road

Swadlincote, DE11 0BD



A lovely, traditional detached bungalow with a large driveway, car port and garage, in a popular non-estate location perfect for retirement or to downsize to. Accommodation featuring spacious lounge, dining kitchen, two bedrooms and wet room style shower room. Handy for local amenities. No upward chain.

£250,000

John German

Situated in a popular non-estate location and well placed for local amenities and shops, together with Swadlincote town centre just a short distance away is this traditional detached bungalow. The property is set behind a good expanse of driveway providing plenty of off-road parking, and the property also has the benefit of an enclosed car port to side which also leads to a detached single garage.

There is a canopy porch that gives access to a front entrance door which in turn leads to the reception hallway, with doors leading off. There is a light and spacious living room with window framing views to front and a fire surround providing the focal point.

There is a spacious dining kitchen with a range of base and eye level units and work surfaces over. Plenty of space for a dining table, space for appliances and window framing views across the rear garden. There is a useful built-in storage cupboard and a door opening into the car port.

Across the hallway the property has two good sized bedrooms with bedroom one offering a generous double with views to front, whilst bedroom two is also a good size bedroom with the benefit of built-in storage with wardrobes with sliding doors and further built-in storage cupboard, with both bedrooms sharing a wet room style shower room, with shower, close coupled WC, pedestal wash hand basin, built-in storage cupboard and window to rear.

Rear gardens are split level with a paved terrace ideal for outside dining and entertaining, with steps down to a lower level lawn, and there is side access via a car port. The property also has a smaller more compact car port to the left hand 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: Driveway, car port and garage

Electricity supply: Mains

Water supply: Mains

Sewerage: Mains

Heating: Mains gas

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

Broadband type: TBC

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 C

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

Our Ref: JGA17092024

The property information provided by John German Estate Agents Ltd is based on enquiries made of the vendor and from information available in the public domain. If there is any point on which you require further clarification, please contact the office and we will be pleased to check the information for you, particularly if contemplating travelling some distance to view the property. Please note if your enquiry is of a legal or structural nature, we advise you to seek advice from a qualified professional in their relevant field.







Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C		
55-68	D	61 D	
39-54	E		
21-38	F		
1-20	G		



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Agents' Notes

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