

# Sycamore Avenue

Newhall, Swadlincote, DE11 0NJ



Offering an ideal family home in a quiet cul-de-sac location is this lovely detached three bedroom home with a light and spacious lounge and good sized dining kitchen opening out to low maintenance rear garden together with driveway and garage. No upward chain.

£230,000



John German 

Situated in a lovely cul-de-sac location handy for the nearby town centre with a wide range of shops, supermarkets and facilities all on offer. This home offers an excellent combination of location, convenience, with schools for all ages close by, making this an ideal family home.

Set behind a driveway providing ample off road parking, the front entrance door opens into the hallway with a practical tiled floor through, staircase off to first floor and doors leading off.

There is a light and spacious lounge with wood effect flooring, a fireplace providing the focal point and window framing views to front.

Across the rear width of the property is a good sized dining kitchen equipped with a range of base and eye level units with worksurfaces over, space for a fridge freezer, dishwasher and washing machine. There is a tiled floor through, plenty of space for a dining table and French doors opening out to lovely low maintenance rear garden which is largely paved with gravelled borders, side entrance via gate and fencing around.

Completing the ground floor accommodation is the guest WC with close coupled WC and wash hand basin.

To the first floor, the landing with window to side has doors leading off to three bedrooms. The master bedroom is a generous double with window framing views to rear and plenty of space for bedroom furniture. Bedroom two also a double with a window framing views of the close while bedroom three is a good sized single with the benefit of fitted storage across one wall, and window framing views to front.

All three bedrooms share a shower room with shower cubicle, fitted vanity units with wash basin, concealed cistern WC, mirror and cupboards providing storage.

The property also has the benefit of a single garage which adjoins a neighbouring properties garage, with an up and over front entrance door and useful side door to side entry.

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

[www.southderbyshire.gov.uk](http://www.southderbyshire.gov.uk)

**Our Ref:** JGA/30102024

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		87 B
69-80	C		
55-68	D	57 D	
39-54	E		
21-38	F		
1-20	G		



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