

# Sunnyside

Newhall, Swadlincote, DE11 0TJ

John German





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£435,000

This superb, detached family home is located on a private drive in the wonderful village of Newhall, Swadlincote. The property benefits from over 1650 sq.ft. of living accommodation, detached double garage, en suite to master bedroom, versatile downstairs bedroom with en suite including shower.



Situated on a private drive on Sunnyside, this detached family home offers a superb layout, combining spacious living areas with versatile rooms to suit modern family life. With its blend of generous bedrooms, multiple reception rooms, and practical utility spaces, Sunnyside is a perfect match for those seeking a flexible, well-designed property in a convenient location. Located in the desirable village of Newhall. Newhall offers a host of local amenities to meet your everyday needs. The property is within easy reach of Swadlincote town centre, where you'll find a range of supermarkets, shops, and services, including Morrisons and Sainsbury's. The area also boasts a variety of pubs and eateries, including The New Inn and The Lamb Inn, offering a cosy atmosphere for dining out. Families will be pleased to find a range of well-regarded schools nearby. Primary education is catered for by Newhall Infant and Nursery School and Fairmeadows Foundation Primary School, both within a short walk. For older children, The William Allitt School, a respected secondary school, is conveniently close by.

As you approach the property via a private driveway onto a non-estate development of two houses and one bungalow, the home boasts a large frontage with plenty of off road parking for multiple vehicles. The home then has a detached double garage which has electric roller doors to front, power and lighting. The garage can also be accessed via the rear garden.

The home opens up to the front into the entrance porch and follows onto the through hallway, offering access to the main living areas of the home. To the rear of the home, you will find the spacious living room. The living room is a fantastic size with an archway leading to a separate space, ideal for a dining table. With sliding doors leading to the rear garden, electric featured fireplace and built in furniture.

Off the living room is the ground floor extension which the sellers completed in 2009. The extension was built to support a family member living on the ground floor. Because of this, this room is versatile in its use, the room is spacious enough to support a double bed with ample bedroom furniture but alternatively could be used as a second living room.

The modern fitted kitchen is fitted with matching wall and base units with worktops above, eye level electric oven, integrated microwave, five ring gas hob with cooker hood above, sink and drainer, heated towel rail, space for fridge freezer and plumbing for washing machine. Sat adjacent to the kitchen is the utility room. With again matching wall and base units, sink and drainer and a heated towel rail.

This property is ideal for those who currently work from home. To the right of the hallway, the property benefits from a home office which has built in furniture and space for a sizeable desk. To finish the ground floor, this home has a conveniently located w/c off the hallway.

To the first floor, the home boasts four generous sized bedrooms. All of which could fit a double bed and bedroom furniture. The master bedroom has its own en suite, which features a walk-in shower cubicle, wash hand basin and low level flush w/c. The other bedrooms then share a family bathroom which includes a bath with mixer taps, walk in shower cubicle, low level flush w/c and wash hand basin.

The rear garden at Sunnyside is a charming, private outdoor space that's perfect for relaxing or entertaining. It features a spacious patio area, ideal for outdoor furniture and a well-maintained lawn surrounded by mature trees and shrubbery, offering both greenery and privacy. The raised flower beds add character and provide plenty of opportunities for keen gardeners to create their own oasis. The garden is privately enclosed to the perimeter with wooden fencing.

**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 and garage **Electricity supply:** Mains **Water supply:** Mains

**Sewerage:** Mains **Heating:** Gas

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

**Broadband type:** Fibre - 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 E

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

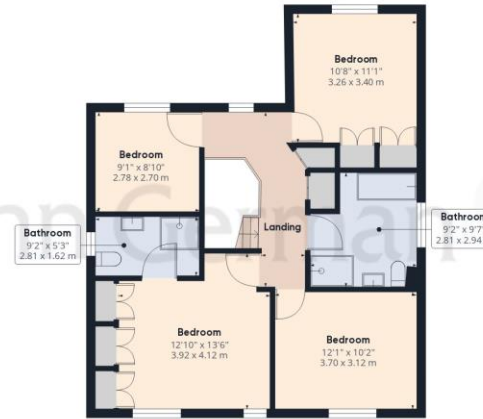
**Our Ref:** JGA03122024







Ground Floor Building 1



Floor 1 Building 1



Ground Floor Building 2

Approximate total area<sup>(1)</sup>

2012.41 ft<sup>2</sup>  
186.96 m<sup>2</sup>

(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.

Calculations are based on RICS IPMS 3C standard.

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### Agents' Notes

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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		
69-80	C	71 C	77 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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