

Woodview Road

Newhall, Swadlincote, DE11 0UG



Lovely traditional end terrace home in a non estate location that has been extended to offer a fantastic family home including lounge, spacious open plan kitchen/diner, 3 good sized bedrooms, spacious bathroom, driveway and gardens.

NO UPWARD CHAIN

£235,000



John German 

Situated off an unadopted lane in a non estate location is this lovely traditional end terrace home that has been extended to offer a spacious family home that is freshly decorated and ready to move into. Handily situated for a wide range of amenities within a short drive away from Swadlincote and Burton's town centres. It is also within easy reach of Ashby de la Zouch and countryside. Sold with the advantage of no upward chain.

Set behind a driveway providing ample off road parking and established front garden. The entrance door opens into a spacious lounge with a focal point fire surround, ceiling spotlights and a front facing window. A door opens into the spacious dining room having a window and door to the rear garden, ceiling spotlights and a useful under stairs storage cupboard. Open access leads to the kitchen that is fitted with a range of base and eye level units, complementary worktops and tiled splash backs, integrated oven and hob, space for further appliances, ceiling spotlights, a window overlooking the rear plus a practical door out to the driveway.

Completing the ground floor is a guest's doakroom having a dose coupled WC, wash basin and window to side.

On the first floor are three good sized bedrooms and the well appointed family bathroom having a bath, separate shower cubide, WC, wash hand basin, part tiled walls and a window to rear.

The rear gardens feature a paved terrace ideal for outdoor dining with lawn beyond. Side gated access.

Note: The property is situated on an unadopted lane.
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
Electricity supply: Mains
Water supply: Mains
Sewerage: Mains
Heating: Mains 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 A
Useful Websites: www.gov.uk/government/organisations/environment-agency
Our Ref: JGA/17012025

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		86 B
69-80	C	69 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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John German

129 New Street, Burton-On-Trent, Staffordshire, DE14 3QW

01283 512244

burton@johngerman.co.uk

Agents' Notes

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