

# Fairfield Crescent

Newhall, Swadlincote, DE11 0SX



This beautifully refurbished three-bedroom semi-detached home, offered for sale with no upward chain, is finished to a high standard throughout and is ideally located in the popular and well-established area of Newhall, Swadlincote, making it perfect for families, professionals, or first-time buyers seeking a smooth and straightforward purchase.

Asking Price Of £210,000

John German

This stylish, move-in-ready home combines modern living with a convenient location and is offered with no upward chain, making it an opportunity not to be missed. Early viewing is highly recommended.

**Tenure:** Freehold (purchasers are advised to satisfy themselves as to the tenure via their legal representative).

To the rear of the property is the beautiful brand-new fitted kitchen, comprising a range of modern wall and base units, complementary worktops on both sides, an integrated oven, induction hob and extractor fan. The kitchen further benefits from a rear access door leading directly out to the garden, ideal for day-to-day convenience and summer entertaining.

**Property construction:** Standard

### Parking: Drive

**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)

**Our Ref:** JGA/19122025

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Location-wise, Newhall is a highly regarded residential area offering a strong sense of community along with a range of local amenities. The area benefits from nearby shops, supermarkets, cafes, and takeaways, as well as schools for all age groups, making it particularly attractive to families. There are also parks, green spaces, and countryside walks close by, perfect for outdoor enthusiasts. Excellent road links provide easy access to Swadlincote town centre, Burton upon Trent, Derby, and the A444/A38, making this an ideal location for commuters.









Score	Energy rating	Current	Potential
92+	A		
81-91	B		88 B
69-80	C		
55-68	D	60 D	
39-54	E		
21-38	F		
1-20	G		

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## Agents' Notes

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Burton upon Trent | Derby | East Leake | Lichfield  
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