



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

The property opens into a welcoming entrance hall, leading through to a spacious open-plan living and dining area, designed for modern living and entertaining. The living room is a true focal point of the home, boasting a striking feature wall with bespoke shelving, a fireplace recess and a contemporary bench-style wall feature, creating a stylish yet functional space. There is also the added benefit of a useful under-stairs storage cupboard.

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.

To the first floor, the accommodation continues with a luxury, newly fitted bathroom, finished with floor-to-ceiling tiling and featuring a bath with a shower over and rainfall shower head, WC, hand wash basin with a floating vanity unit, a stylish marble-effect feature wall, and a heated towel radiator.

There are two well-proportioned double bedrooms, one enjoying a rear aspect overlooking the garden, while the larger double bedroom to the front has been tastefully finished with decorative wall panelling, adding both character and elegance. Completing the first floor is the third bedroom, ideal for use as a single bedroom, nursery or home office, and benefitting from a handy storage cupboard housing the brand-new boiler.

Externally, the property continues to impress. The rear garden offers an initial generous patio area, perfect for BBQs and outdoor entertaining, with a raised lawn accessed via wooden steps. Sleeper-style raised planters sit to the right, adding structure and visual appeal. To the front, the property provides off-road parking for up to three vehicles.

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.

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).

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: 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

Our Ref: JGA/19122025

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.

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Approximate total area⁽¹⁾
647 ft²
60.2 m²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 8C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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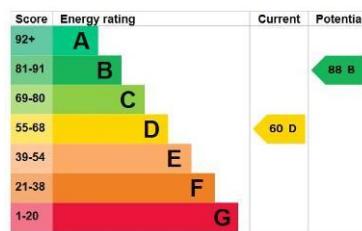
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Agents' Notes

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Conveyancing Services - If we refer clients to recommended conveyancers, it is your decision whether you choose to deal with this conveyancer. In making that decision, you should know that we receive on average £150 per referral.

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