



Almond Grove, Newhall, Swadlincote

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Property Description

Burchell Edwards estate agents in Burton are thrilled to present this superbly finished, spacious three-bedroom detached family home, tucked away on a private road in popular Newhall. Perfectly placed for easy access to Burton-on-Trent and just moments from the A38, the location is ideal for commuters heading toward Derbyshire or Birmingham.

The property greets you with a generous driveway offering parking for multiple vehicles. Inside, the modernised ground floor flows beautifully, featuring a bright lounge, stylish dining room, versatile second reception room, dedicated study, contemporary kitchen, useful utility room and a downstairs W/C.

Upstairs, the impressive master bedroom boasts a full en-suite, accompanied by two further well-proportioned bedrooms and a sleek family bathroom.

The rear garden is a true highlight — a peaceful retreat with a patio seating area and a large lawn, perfect for relaxing or entertaining in the warmer months.

A fantastic home in a great location — early viewing is highly recommended.

Entrance Hallway

Wooden flooring and central heating radiator.

Guest W.C

Window to front elevation, W.C, wash hand basin, central heating radiator and tiled flooring.

Study

Window to side elevation, wooden flooring, central heating radiator and loft access via hatch.

Lounge

Window to front elevation, central heating radiator and wooden flooring.

Dining Room

Doors to rear elevation, central heating radiator and wooden flooring.

Reception Room

Window to front elevation, central heating radiator and wooden flooring.

Kitchen

Doors to rear elevation, a range of wall and base units with work surface over incorporating a sink with drainer unit, a range of wall and base units with work surface over incorporating a sink with drainer unit, wooden flooring, storage cupboard, spotlights and two central heating radiators.

Utility Room

Door to rear elevation, wooden flooring, space and plumbing for washing machine, wall storage units.

Landing

Window to side elevation, loft access, storage cupboard and carpet.

Bedroom One

Window to front elevation, central heating radiator, carpet and built in wardrobes.

En-Suite

Window to side elevation, W.C, wash hand basin, shower, central heating radiator, vinyl flooring and spotlights.

Bedroom Two

Window to rear elevation, central heating radiator and carpet.

Bedroom Three

Window to front elevation, central heating radiator, carpet and storage cupboard.

Bathroom

Window to rear elevation, shower over bath, W.C, wash hand basin, central heating radiator and wooden flooring,

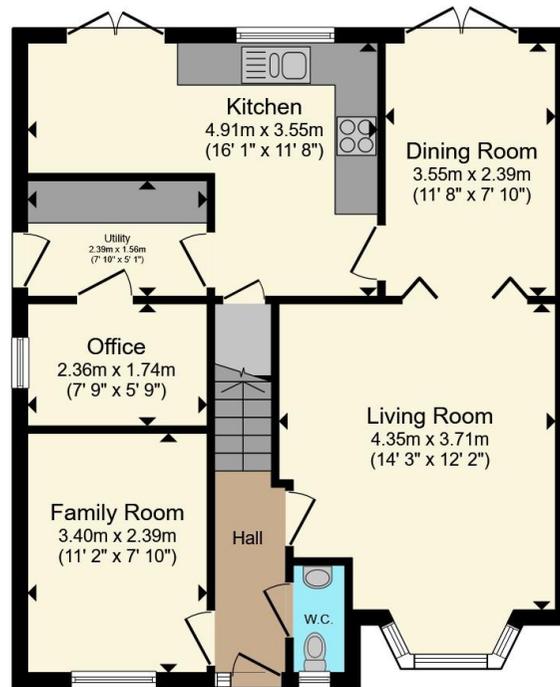
Front Garden

Block paved driveway providing off road parking for three vehicles.

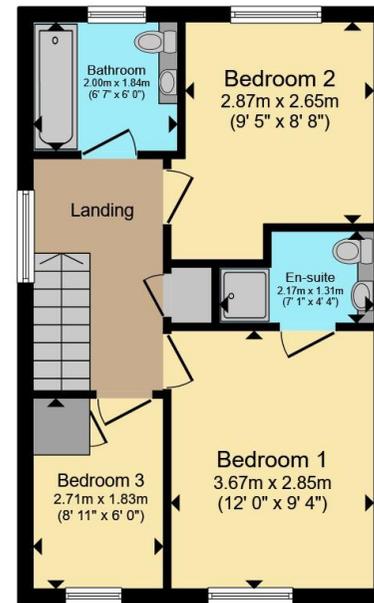








Ground Floor



First Floor

Total floor area 102.9 m² (1,108 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io



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EPC Rating: D Council Tax
Band: D

Tenure: Freehold

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