

# Sunnyside Court

Newhall, Swadlincote, DE11 0GY

John  
German





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£360,000

This well presented 4 bedroom extended detached property is jam packed full of features including solar panels with a storage battery, bi fold doors at the rear & multiple living spaces. This property is tucked away on a private driveway & is in close proximity to local schools, shops & eateries.



As pull up to the home you will notice the off road parking for two to three cars.

Through the front door you enter into the main porch and entrance hall. To the left the garage has been converted into a second reception room which would make an ideal office/gym.

To the right hand side is the lounge, this room benefits from neutral décor, carpets and modern downlights.

To the rear of the home you will find the extended open plan kitchen/dining room. The kitchen itself is top quality with masses of storage, a selection of in built appliances including hob, extractor and fridge/freezer.

There is an additional utility room that is located next to the kitchen with additional storage and room for appliances.

The kitchen flows well into the extra large dining space which benefits from lovely bi fold doors to the rear gardens. The rear gardens consist of a paved patio area, lawn, hot tub area and storage shed.

There is also a conveniently located downstairs toilet off the main hallway.

The first floor consists of four bedrooms and family bathroom. The master bedroom is very spacious with built in storage and an ensuite which includes a bath with an overhead shower, WC and wash hand basin with built in storage.

The three further spacious bedrooms all benefit from neutral décor and carpets.

The main family bathroom consists of a four piece suite including a stand alone shower, spa bath, WC and wash hand basin.

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

**Services:** Mains water, drainage, electricity and gas are believed to be connected to the property but purchasers are advised to satisfy themselves as to their suitability.

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

**Our Ref:** JGA/02012024

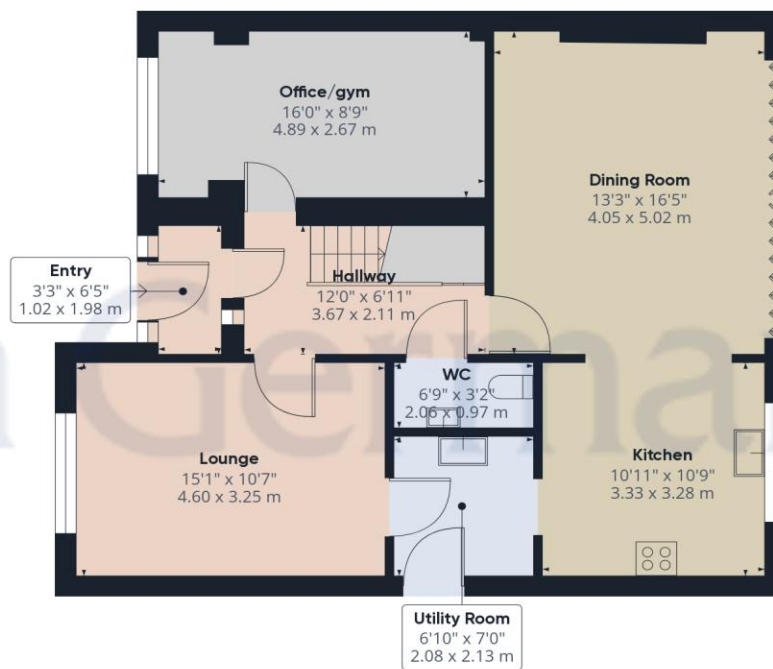
**Local Authority/Tax Band:** South Derbyshire District Council / Tax Band E

**Broadband type:** ADSL Copper Wire. See Ofcom link for speed: <https://checker.ofcom.org.uk/>

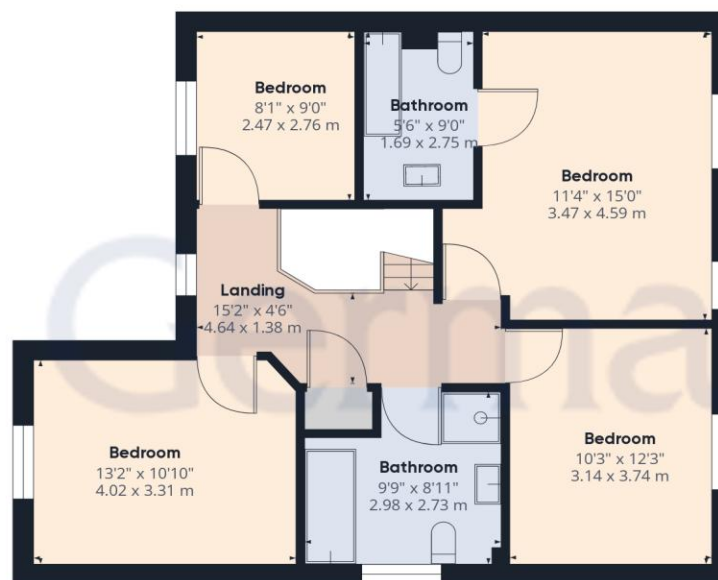
**Mobile signal/coverage:** See Ofcom link <https://checker.ofcom.org.uk/>







Ground Floor



Floor 1

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

1576.98 ft<sup>2</sup>

146.51 m<sup>2</sup>

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.

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### Agents' Notes

These particulars do not constitute an offer or a contract neither do they form part of an offer or contract. The vendor does not make or give and Messrs. John German nor any person employed has any authority to make or give any representation or warranty, written or oral, in relation to this property. Whilst we endeavour to make our sales details accurate and reliable, if there is any point which is of particular importance to you, 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. None of the services or appliances to the property have been tested and any prospective purchasers should satisfy themselves as to their adequacy prior to committing themselves to purchase.

### Referral Fees

**Mortgage Services** - We routinely refer all clients to APR Money Limited. It is your decision whether you choose to deal with APR Money Limited. In making that decision, you should know that we receive on average £60 per referral from APR Money Limited.

**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.

**Survey Services** - If we refer clients to recommended surveyors, it is your decision whether you choose to deal with this surveyor. In making that decision, you should know that we receive up to £90 per referral.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		79 C
55-68	D	66 D	
39-54	E		
21-38	F		
1-20	G		



John German

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

01283 512244

burton@johngerman.co.uk

Ashbourne | Ashby de la Zouch | Barton under Needwood  
Burton upon Trent | Derby | East Leake | Lichfield  
Loughborough | Stafford | Uttoxeter

JohnGerman.co.uk Sales and Lettings Agent



