

Cypress Avenue

Newhall, Swadlincote, DE11 0GQ



Located in the wonderful village of Newhall in Swadlincote is this wonderful, detached bungalow, absolutely ready to be moved straight into. Being perfect for those looking to downsize into a good-sized bungalow in a sought-after area, with no further cosmetic work required.

£275,000

John German 

This beautiful property on Cypress Avenue offers a perfect blend of comfort, style, and convenience. Whether you are a mature family or simply looking for living accommodation on one floor, this home is an excellent option for an array of different buyers. Designed by Cameron Homes Ltd in 2023, the 'Barton' offers a great amount of living space throughout and is designed for convenience and luxury. As this property was built very recently, it benefits from a brilliant energy rating, which should result in the next homeowner having lower than average utility bills.

The home has been thoughtfully designed to suit modern day living, with a brilliant open plan living room and kitchen, which is found at the end of the hallway. This space has double French doors that lead out to the rear garden from the living space, integrated Zanussi appliances including washing machine and fridge freezer. The kitchen also enjoys an electric eye level oven and four ring induction hob with cooker hood above and there is space and plumbing for a dishwasher.

The home also enjoys three generous sized bedrooms which can all be found off the hallway. The master bedroom is a real treat. With built in sliding wardrobes for storage and a modern fitted en suite. The en suite enjoys a shower enclosure, low level flush WC and wash hand basin. The third bedroom is a versatile space and could be used as a study, reading room etc. The living space is then finished by a stunning family bathroom, which has a bath with mixer taps, low level flush WC and wash hand basin.

Externally the home has a charming front garden and a well-presented rear garden. The rear garden is mainly laid to lawn, privately enclosed to the perimeter and not overlooked by neighbouring properties, due to them also being bungalows. The home also comes with a driveway space to the rear with space for two cars at least.

Agents note: The property is not yet registered on Land Registry.

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

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/>

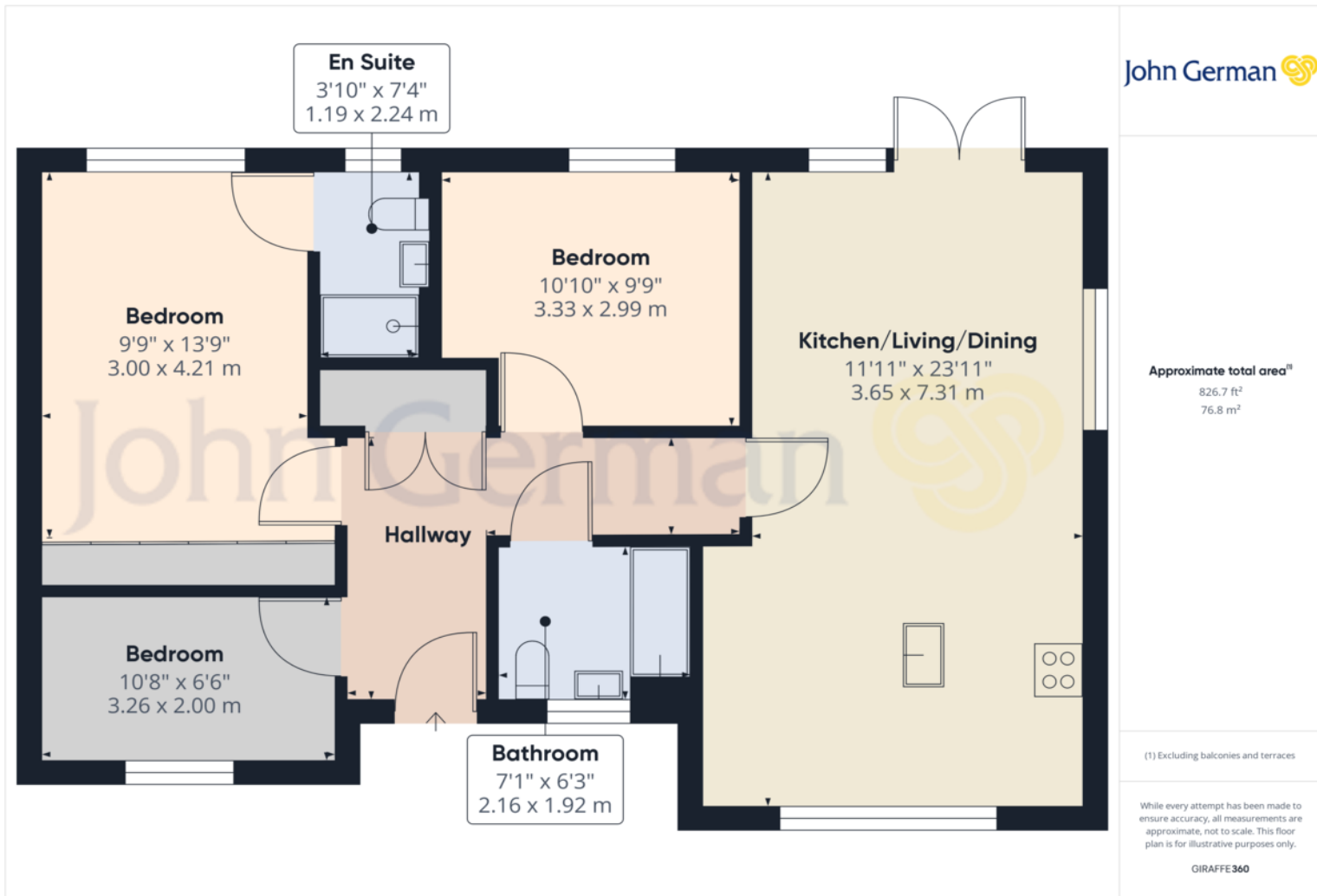
Local Authority/Tax Band: South Derbyshire District Council / Tax Band C

Useful Websites: www.gov.uk/government/organisations/environment-agency

www.southderbyshire.gov.uk

Our Ref: JGA/27062024

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Score	Energy rating	Current	Potential
92+	A		95 A
81-91	B	83 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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Agents' Notes

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