Grange Road Newhall, Swadlincote, DE11 0SZ







A lovely detached two bedroom bungalow perfect for those seeking to downsize and retire. Situated in a delightful cul-de-sac location with good expanse of resin driveway, carport, detached single garage, two bedrooms, smart fitted kitchen, lounge/diner plus conservatory with views over low maintenance garden.

£235,000



This well presented detached bungalow available with the advantage of no upward chain, offers a fantastic layout in a cul-de-sac location handy for a wide range of amenities. Set behind a good expanse of resin driveway with planted borders providing ample off road parking and gates opening into a good size carport, previously used as a seating area. This gives access to the garage with timber front entrance doors and leads around into the rear garden which is perfectly designed for lower maintenance with a resin terrace to match the frontage and carport, together with borders.

A side entrance door opens into an L shape entrance hallway with doors leading off. To the right the property has a well appointed kitchen equipped with a range of base and eye level units with work surfaces over with sink and drainer unit, window framing views across the garden, integrated oven, hob and extractor, space for a washing machine and fridge freezer and tiled floor.

Further along the hallway, the property has a lounge/dining room with a fire surround providing the focal point and concertina opening doors into a conservatory, perfect for enjoying views of the garden with French doors out to rear, radiator and air conditioning unit.

The property has two bedrooms, the master bedroom is a generous double with fitted mirrored wardrobes across one wall and window framing views to front. The good size second bedroom also has views to front. Both of these bedrooms share a lovely fitted shower room with a suite comprising corner shower cubicle, fitted vanity unit with inset wash basin, concealed cistern WC and cupboards providing useful storage, part tiled walls and window to side.

Agents note: Probate has been granted.

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, carport & garage Electricity supply: Mains Water supply: Mains Sewerage: Mains Heating: Gas (Purchasers are advised to satisfy themselves as to their suitability). Broadb and type: See Ofcom link for speed: <u>https://checker.ofcom.org.uk/</u> 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/12092024

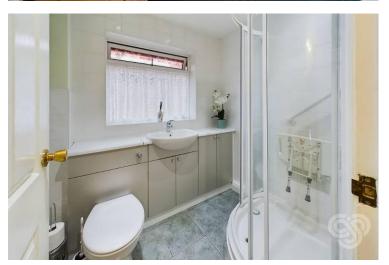
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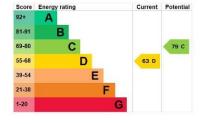


Agents' Notes These particulars do not constitute an offer or a contract neither do they form part of an offer or contract. The vendor does not make or give and Messrs. John German nor any person employed has any authority to make or give any representation or warranty, written or orall, in relation to this property. Whist we endeavour to make our slaes details accurate and reliable, if there is any point which is of particular importance to you, please ontact the office and we will be pleased to thek the information for you, particularly if contemplating traveling 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.

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