

# Newhall Road

Swadlincote, DE11 0BD



A lovely, traditional detached bungalow with a large driveway, car port and garage, in a popular non-estate location perfect for retirement or to downsize to. Accommodation featuring spacious lounge, dining kitchen, two bedrooms and wet room style shower room. Handy for local amenities. No upward chain.

£244,500

John German

Situated in a popular non-estate location and well placed for local amenities and shops, together with Swadlincote town centre just a short distance away is this traditional detached bungalow. The property is set behind a good expanse of driveway providing plenty of off-road parking, and the property also has the benefit of an enclosed car port to side which also leads to a detached single garage.

There is a canopy porch that gives access to a front entrance door which in turn leads to the reception hallway, with doors leading off. There is a light and spacious living room with window framing views to front and a fire surround providing the focal point.

There is a spacious dining kitchen with a range of base and eye level units and work surfaces over. Plenty of space for a dining table, space for appliances and window framing views across the rear garden. There is a useful built-in storage cupboard and a door opening into the car port.

Across the hallway the property has two good sized bedrooms with bedroom one offering a generous double with views to front, whilst bedroom two is also a good size bedroom with the benefit of built-in storage with wardrobes with sliding doors and further built-in storage cupboard, with both bedrooms sharing a wet room style shower room, with shower, close coupled WC, pedestal wash hand basin, built-in storage cupboard and window to rear.

Rear gardens are split level with a paved terrace ideal for outside dining and entertaining, with steps down to a lower level lawn, and there is side access via a car port. The property also has a smaller more compact car port to the left hand 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:** Driveway, car port and garage

**Electricity supply:** Mains

**Water supply:** Mains

**Sewerage:** Mains

**Heating:** Mains gas

(Purchasers are advised to satisfy themselves as to their suitability).

**Broadband type:** TBC

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](http://www.gov.uk/government/organisations/environment-agency)

**Our Ref:** JGA17092024

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C		
55-68	D	61 D	
39-54	E		
21-38	F		
1-20	G		

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## Agents' Notes

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