

Fairfield Crescent

Newhall, Swadlincote, DE11 0TB

John
German





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£250,000

Boasting an enviable position on a sought after cul de sac is this spacious semi-detached home on Fairfield Crescent in Newhall. Being previously extended, this home offers over 1200 sq. ft. of living accommodation throughout with plenty of off road parking and double sized tandem driveway.

Set in a popular residential location is this superbly presented semi-detached home standing on a delightful plot with a generous sized driveway to front. Well-placed for the nearby centres of Swadlincote, Ashby-de-la-Zouch and Burton on Trent together with excellent access to the A38, A50, M42/A42.

The home is located at the bottom of one of the cul de sacs, off the main stretch of Fairfield Crescent. Boasting a great sized driveway to front for off road parking and access to the double tandem garage via up and over doors. The front door then opens up to the spacious through hallway, with stairs leading to the first floor landing and giving access to the main living areas of the home. To the rear of the property, this home has been extended and reconfigured to create a wonderful open plan kitchen / diner. The kitchen features matching wall and base units with worktops above, space for rangemaster style cooker with cooker hood above, stainless steel sink and drainer, space for American style fridge freezer, plumbing for washing machine and patio doors which lead to the rear garden. The space wraps round the back of the home and offers space for a dining table. The property then flows seamlessly through to the generous sized lounge. The lounge is a great size, which can be accessed either from the hallway or the dining part of the kitchen through double doors.

The first floor landing then boasts four generous sized bedrooms. Three of which are comfortably double sized bedrooms. The smallest bedroom allows access through to what most would consider the master bedroom. The master bedroom is dual aspect and offers a great opportunity for those looking to add an en suite. All of the bedrooms share a family bathroom, which includes a bath and shower over, wash hand basin and w/c.

To finish, this home offers a beautifully maintained rear garden. With steps from the patio leading to a spacious lawn space which is privately enclosed. The garden is great for entertaining with the patio being a good enough size for ample outdoor furniture. To garden also has access to the rear of the garage via an external door.

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 & garage

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 B

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

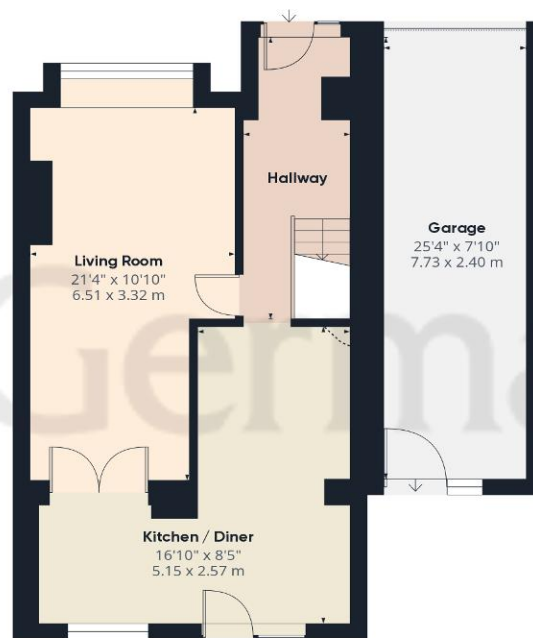
www.southderbyshire.gov.uk

Our Ref: JGA/24012025

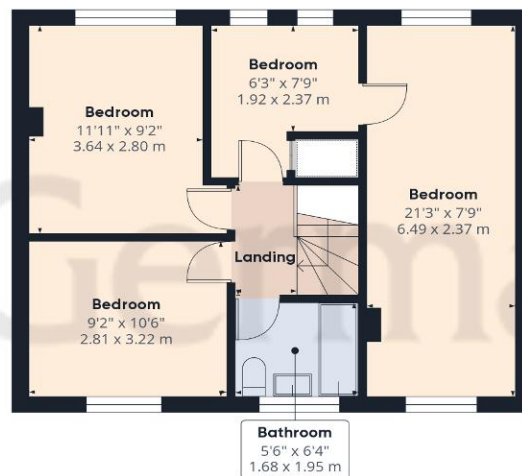
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Ground Floor



Floor 1

Approximate total area⁽¹⁾

1212.87 ft²

112.68 m²

Reduced headroom

0.79 ft²

0.07 m²

(1) Excluding balconies and terraces

Reduced headroom

..... Below 5 ft/1.5 m

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

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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		84 B
69-80	C	70 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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