



Alexanders

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Wood Lane Newhall

- Dormer style bungalow with abundant space
- Stunning open plan sitting/dining room
- Well-presented breakfast kitchen
- Four versatile bedrooms
- Two newly refitted bathrooms
- Delightfully landscaped rear garden
- Generous off-road parking and garage
- Close to local amenities
- EPC Rating D / Council Tax Band C / Freehold

Set within the sought after area of Newhall, this impressive detached dormer-style bungalow offers generous living space, a flexible layout, and a comfortable atmosphere throughout.

The property features three spacious reception rooms, providing a high degree of versatility in how the space can be used.

Bright, airy, and thoughtfully arranged, the bungalow creates a home that feels both open and inviting. Externally, there is off-road parking for up to three vehicles, adding a practical level of convenience.

Situated in a peaceful and desirable part of Newhall, the property enjoys a quiet setting while remaining within easy reach of local shops, schools, and transport links. Overall, this is a well-proportioned and appealing home in a popular location.





General Description

Welcome to Wood Lane, a beautifully situated and tastefully presented family home, offering a wealth of spacious proportions and versatility for a modern family. The property has been thoughtfully reimagined by the current owners, with careful attention given to both the internal layout and external appearance, resulting in a home that feels contemporary, welcoming, and exceptionally well considered.

You are first met by a striking, newly rendered front façade, complemented by landscaped shrubbery to the borders and a generous amount of off-road parking. This attractive frontage immediately sets the tone for the quality and presentation found within. Stepping inside, the home is filled with natural light, enhanced by varied and impressive ceiling heights that create a sense of openness throughout the ground floor.

Accommodation Summary

The ground floor accommodation is both flexible and well balanced, comprising a welcoming reception hallway with accent up-lighting, a beautiful open-plan sitting and dining room featuring Velux windows, and a timeless breakfast kitchen positioned conveniently adjacent. Further to this level is a potential fourth bedroom, a versatile study, a refitted shower room, and integral access to the garage, making the space ideal for growing families, home working, or multi-generational living.

Ascending to the first floor, the home continues to impress with its unique and versatile layout. There are two separate staircases serving this level: the main staircase leads to the primary bedroom with en suite facilities, alongside a third bedroom accessed from the main landing, while a spiral staircase provides access to a private second bedroom, offering an ideal guest suite or independent retreat.

Gardens and land:

Stepping outside, the rear garden provides a private and peaceful space in which to unwind, having also benefited from recent updates by the current owners. Immediately to the rear of the property is tactile decking that runs along the façade, perfect for outdoor dining and entertaining. Beyond this, the garden unfolds into a carefully arranged combination of sitting patios, gravelled beds, verdant lawns, and mature shrubbery to the borders, creating a tranquil and attractive outdoor setting.

Location

Newhall is a popular village location with a variety of independent eateries and shops as well as local public houses. A wider selection of amenities can be found at nearby Stanton and Swadlincote. The village is also well positioned for commuting via the A444 and A511 which link to main A42/M42. The mainline train service from nearby Burton on Trent goes directly to Birmingham. The property is also within catchment for the well regarded comprehensive Pingle Academy.

Method of Sale:

The property is offered for sale by Private Treaty.

Measurements

Every care has been taken to reflect the true dimensions of this property, but they should be treated as approximate and for general guidance only.

Tenure:

The property is being sold freehold with vacant possession upon completion.

Local Authority

South Derbyshire District Council, Civic Way, Swadlincote, Derbyshire, DE11 0AH (Tel: 01283 595795). Council Tax Band C.





Viewings:

Viewing strictly by appointment only via sole selling agent,
Alexanders of Ashby-de-la-Zouch, 22 Market St, Ashby-de-la-Zouch, LE65 1AL.

Services:

The property is connected to mains gas, electricity, water, and drainage.

Please note that none of the services, systems or appliances, including; heating, plumbing, and electrics, have been tested by the selling agents.

Public Rights of Way, Wayleaves & Easements:

The property is sold subject to all existing public rights of way, wayleaves, easements and other legal rights, whether or not specifically mentioned in these particulars.

Technical Information:

Further details, including any covenants, overage provisions, or other relevant legal or technical information, can be provided upon request.

Plans and Boundaries:

The plans included in these particulars are based on Ordnance Survey data and are intended for guidance only. While believed to be correct, their accuracy is not guaranteed. The purchaser will be deemed to have full knowledge of the boundaries and the extent of the ownership. Neither the vendor nor their agents will be held responsible for defining ownership or boundary lines.

Money Laundering

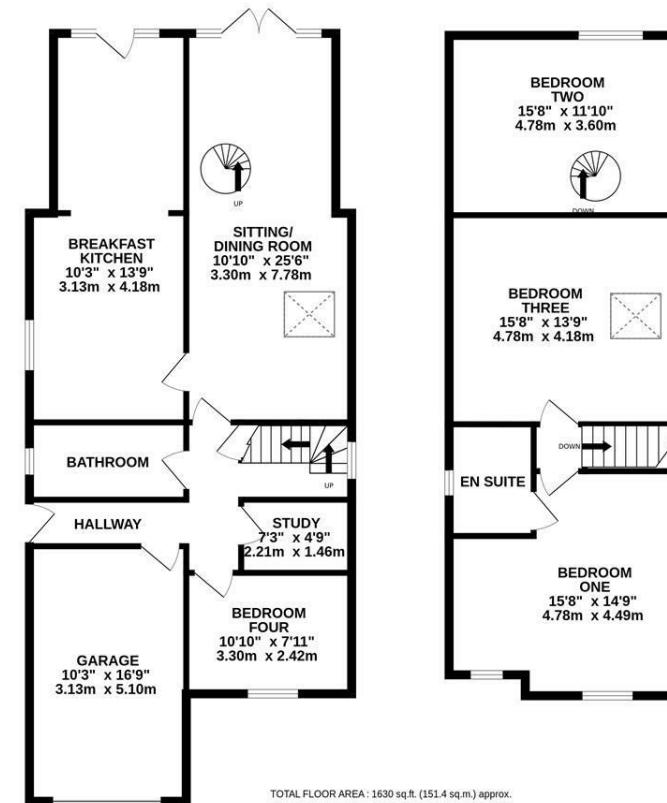
Where an offer is successfully put forward, we are obliged by law to ask the prospective purchaser for confirmation of their identity. This will include production of their passport or driving licence and recent utility bill to prove residence. Prospective purchasers will also be required to have an AML search conducted at their cost. This evidence and search will be required prior to solicitors being instructed.

General Note:

These particulars whilst believed to be accurate set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on these particulars of sale as a statement of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this agents employment has the authority to make or give any representation or warranty in respect to the property.

GROUND FLOOR
957 sq.ft. (88.9 sq.m.) approx.

1ST FLOOR
673 sq.ft. (62.5 sq.m.) approx.



TOTAL FLOOR AREA: 1630 sq.ft. (151.4 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the above plan, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		81
(81-91) B		66
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		





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