



Wood Lane

Newhall

Asking Price £475,000



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Tenure

Freehold

Accommodation details

External and Approach

An imposing property set back from the road with a wrought iron and walled entrance leading onto a tarmac and paved driveway. This driveway would comfortably fit five vehicles and gives access to the double garage with electric up and over doors and offers internal lighting and electricity. As you approach the property, you will climb three shallow steps which lead up to an attractive storm porch with lighting to the blue wooden door with glass panel

Entrance Hall

As you enter the property through its wooden door with large glass panel you come into an open entrance hallway with wooden laminate flooring. This room has been decorated in neutral tones and branches off to the first floor, study, cloakroom, kitchen, living room and two storage cupboards. The entrance hall has plug sockets along with the thermostatic controller and alarm panel and there is also a wall mounted radiator.

Study

8'7" x 8'2" (2.64 x 2.49)

Located at the front of the property, this convenient study or playroom is fitted with wooden laminate flooring leading through from the entrance hall and a large window looking out over the front aspect of the property allowing in plenty of natural light. This room has been decorated in neutral tones with studio lights fitted to the ceiling.

Living Room

18'6" x 12'5" (5.64 x 3.80)

A large Living Room with bay window looking out to the front aspect of the property. This room comes with a wall mounted thermostatic controlled radiator along with multiple plug sockets, aerial point and Open Reach phone sockets. Currently decorated in a soft grey with a wallpaper feature wall and wooden laminate flooring there is also an electric feature fireplace. This room is reached via the white wooden door from the entrance hall or through the white and glass double doors from the dining room.

Kitchen/ Diner

28'10" x 10'7" (8.81 x 3.23)

This kitchen is the perfect hub of the home. Decorated in soft neutral tones with patio doors leading out into the rear garden. This area can be reached from the entrance hall and opens up into a large space offering a breakfast bar along with multiple hardwood base and wall units along with an attractive light granite worktop and grey composite one and a half sink and drainer. This area also has a large window looking out to the rear garden and has been tiled to half height in beautiful decorative and textured grey toned tiles. The units also offer downlights as well as hiding the integrated dishwasher and fridge whilst allowing space for a tall fridge freezer. Integrated is also the double Hotpoint oven and four ring gas burner hob with integrated extractor fan.

This dining area connects beautifully with the kitchen however is separated by the flooring types. Decorated in soft grey and white tones with a wall mounted thermostatic controlled radiator and the flooring flowing through from the living room. With spotlights fitted to the ceiling there are also multiple plug sockets along with aerial points. This room perfectly frames the rear garden with its bay window allowing in plenty of natural light.

Utility Room

8'7" x 5'1" (2.64 x 1.57)

Very convenient utility room with access gained from the side door or from the kitchen. The large tiles that we see coming through from the kitchen floor lead into this utility area with matching base and wall unit concealing the Baxi boiler. This room has been decorated in neutral tones with extractor fan along with studio lights, black granite worktop with green and black splashback tiles. Behind the door is also some fabulous additional storage with built-in shelves.

Cloakroom

5'10" x 3'1" (1.8 x 0.94)

The flooring from the entrance hall flows through into this area where you will find the cloakroom which also houses the electrical consumer units. With a dual flush, wall mounted WC you will also find a modern handbasin with built-in vanity and chrome mixer tap. There is also a delightful, neutral toned tiled splashback behind the hand basin along with a wall mounted thermostatic controlled radiator and small window to the side of the property fitted with privacy glass.

Bedroom One

14'7" x 12'7" (4.45 x 3.84)

This suite is located at the front of the property and is decorated in a soft mauve with wallpaper feature wall and grey carpets. This room also has a large, high-quality grey and mirrored wardrobe with drawers that will be staying along with a single central ceiling light. You'll note multiple plug sockets along with a wall mounted thermostatic controlled radiator and aerial point.

Ensuite

7'4" x 5'9" (2.26 x 1.76)

This fully tiled ensuite shower Room has natural tones flowing through. With a large corner shower cubicle with glass shelf and chrome electric showerhead you also find a wall mounted dual flush WC along with modern hand basin with chrome mixer tap and heated chrome towel rail. This room also comes with a window looking to the side of the property and fitted with privacy glass along with a built-in extractor fan and double shaving socket.

Bedroom Two

10'9" x 9'3" (3.28 x 2.82)

A blank canvas with this double bedroom located at the rear of the property with a large window overlooking the back garden. This room has been decorated in soft grey tones and has two double wardrobes built-in. This room also comprises of multiple plug sockets along with aerial points and studio lights fitted to the ceiling

Ensuite Two

8'0" x 6'7" (2.46 x 2.01)

Another lovely and modern ensuite shower room. With a built-in corner cubicle and marble effect splashback panelling fitted to the wall. This room also has a dual flush WC along with pedestal hand basin fitted with mixer tap and heated chrome towel rail. A comfortable sized ensuite shower room which also has double shaving sockets and a large window looking out to the rear aspect along with a built-in extractor fan.

Bedroom Three

10'7" x 8'5" (3.23 x 2.59)

Located at the rear of the property, this double bedroom has been decorated in soft tones with grey carpets fitted to the floor. In situ is a triple built in wardrobe with high gloss black sliding doors along with a single built in wardrobe. This room comes with an aerial point and multiple plug sockets along with a wall mounted thermostatic controlled radiator and views over the rear garden.

Bedroom Four

10'7" x 9'1" (3.23 x 2.77)

The smallest of the bedrooms however still a comfortable double. This room has a window looking out over the front aspect of the property and is decorated in soft green tones with multiple plug sockets fitted to the wall along with an aerial point and studio light to the ceiling. This room also has a wall mounted thermostatic controlled radiator With carpets leading in from the hallway.

Family Bathroom

7'1" x 6'0" (2.16 x 1.83)

Fabulous, modern bathroom comprising of a full size bath with chrome waterfall mixer tap and shower attachment along with a dual flush WC and pedestal basin with waterfall mixer tap. This area has been decorated with tiles around the bath and running at half height. With a window fitted with privacy glass looking out to the side of the property this room also has a wall mounted, heated chrome towel rail, double shaving socket and studio lights fitted to the ceiling. You will also notice that there is an integrated extractor fan. To the floor you have the concrete style lino that we see in the bathroom on the second floor.

Bedroom Five

18'11" x 11'6" (5.79 x 3.51)

A bright and airy fifth bedroom with spotlights to the ceilings and window fitted with frosted glass to the side along with a window to the front aspect. This large room briefly comprises of multiple plug sockets and aerial points along with wall mounted thermostatic controlled radiator and built-in double wardrobe. This room has been decorated in soft cream and soft pink and has wooden laminate flooring.

Bedroom Six

14'6" x 9'10" (4.42 x 3)

Bedroom six is located on the second floor and is a large double bedroom with a neutral theme running through from walls to carpets. This room houses the water tank along with giving access into the loft space. A bright and airy bedroom fitted with a double width Velux window, multiple plug sockets and TV aerial points along with a thermostatic controlled wall mounted radiator.

Tel: 01530 271313

Second Floor Bathroom

6'9" x 6'7" (2.06 x 2.01)

A fabulous bathroom shared by bedrooms five and six and fitted with a Velux window. Decorated in soft grey with grey concrete style lino fitted to the floor. The bathroom comprises of a dual flush wall mounted WC, modern pedestal handbasin with chrome mixer tap and stone effect splashback along with a corner shower which has been fully tiled and includes a glass shelf and double showerhead. This ensuite also comprises of a thermostatic controlled, wall mounted radiator, double shaving socket, integrated extractor fan and studio lights fitted to the ceiling.

Rear Garden

A large and private, north west facing rear garden. Lovingly maintained and developed with a stone block paved patio area leading off to multiple different patios sections to be able to enjoy the space at different times of the day and different seasons. The patios to the right have a sunny aspect and are ideal for enjoying the late afternoon and evening sun from the SW and West. In the centre of the garden is an artificial grass lawn which is surrounded by flowerbeds to the edges and a 7ft x 5ft garden shed at the top right of the garden which can house all the garden implements.

Postcode for Sat Navs

DE11 0LY

Local Authority and Council Tax Band

South Derbyshire

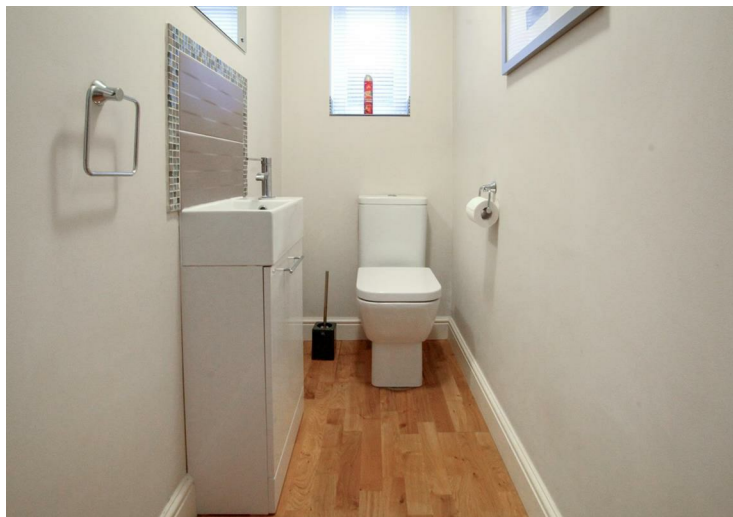
Band E

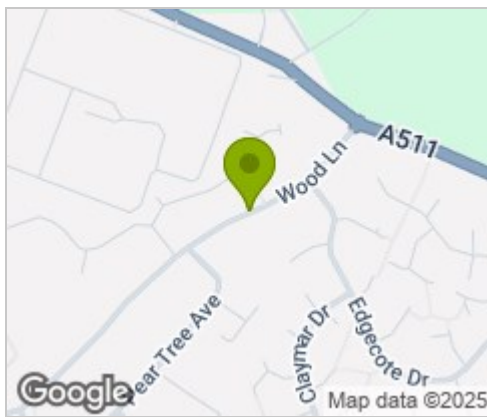
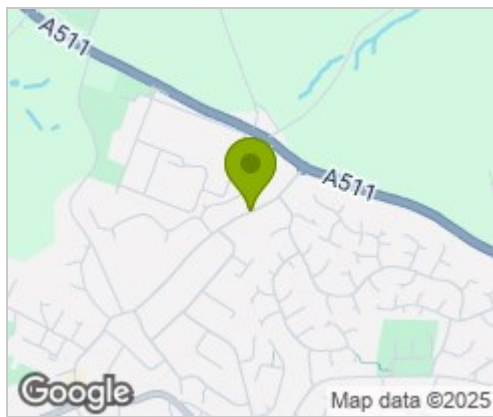
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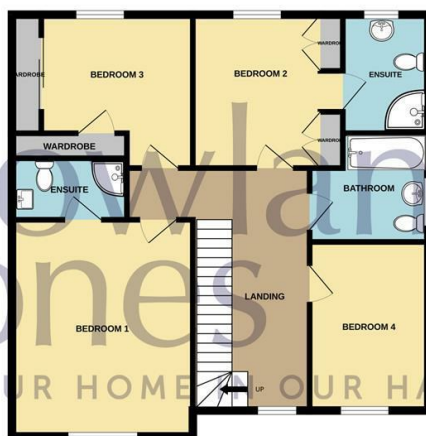




GROUND FLOOR

1ST FLOOR

2ND FLOOR



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Council Tax band: E. Tenure: Freehold

Viewing

Please contact our Howland Jones Office on 01530 271313 if you wish to arrange a viewing appointment for this property or require further information.

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

The Howland Jones Organisation Ltd,
73-77 High Street, Measham,
Swadlincote, Derbyshire DE12 7HZ.

01530 271313
info@howlandjones.com
www.howlandjones.com