

**2 Beech Grove
Newhall
Swadlincote
DE11 0NH**

**Offers Around
£250,000**



- NO UPWARD CHAIN
- DETACHED BUNGALOW
- AMPLE PARKING
- TWO DOUBLE BEDROOMS
- LOUNGE
- KITCHEN
- LOW MAINTENANCE GARDEN
- MATURE RESIDENTIAL AREA
- CLOSE TO LOCAL AMENITIES

GENERAL INFORMATION

THE PROPERTY

Sitting in this popular residential area of Beech Grove, this delightful two-bedroom detached bungalow offers a gas centrally heated and double-glazed accommodation with scope for improvement. The property is bathed in natural light, creating an inviting atmosphere throughout.

Upon entering, you are greeted by a spacious hall that leads to lounge, featuring windows on two sides that enhance the airy feel of the space. The fitted kitchen overlooks the rear garden, making it an ideal spot for those who enjoy a view while preparing meals. The bungalow also includes a practical bathroom, ensuring all essential amenities are readily available.

Set on a generous plot, this property boasts ample parking for multiple vehicles, complemented by a garage with an up-and-over door for added convenience. The rear garden is designed for low maintenance, featuring attractive flower and shrub beds that provide a touch of greenery without the burden of extensive upkeep.





This bungalow is situated in a mature and popular residential area, making it an excellent choice for those seeking a peaceful yet accessible location. With its thoughtful layout and outdoor space, this property is ideal for individuals or small families seeking a home where they can put their own personal mark.

LOCATION

The property sits close to all local amenities with a pharmacy, local convenience stores doctors, and a regular public bus service.

ACCOMMODATION

Entrance door opening through to porch area, further glazed door with side panel opening into main hallway.

HALLWAY

1.542m x 2.716m (5'0" x 8'10")

Has loft access point with ladder, radiator, ceiling light point, door to lounge, door to bedrooms and door leading through to the bathroom.

LOUNGE

3.36m into chimney x 4.40m (11'0" into chimney x 14'5")

A lovely light room with a bay window to the front aspect, a further window to the side aspect, radiator, ceiling light point, coving to ceiling and an attractive painted Adams style fire place with marble hearth and electric fire inset, a door leads through to the kitchen.

FITTED KITCHEN

3.94m x 2.40m (12'11" x 7'10")

Has two windows that over look the rear garden, the kitchen is fitted with a range

of base cupboards, drawers and matching wall mounted cabinets, work tops incorporate a four ring electric hob and stainless steel sink and side drainer with mixer taps over, there is space for a washing machine, fridge, further appliance space if required, radiator, coving to ceiling, ceiling light point and a door that leads through to the rear hallway.

REAR HALLWAY

1.2m x 1.11m (3'11" x 3'7")

Has a door to the side drive, further door leading out onto the rear patio and a latched door that leads through to a further store.

STORE

0.93m x 1.55m (3'0" x 5'1")

The electric meter is housed here and there is power and light.



BEDROOM ONE

3.64m x 3.37m (11'11" x 11'0")

Has a window out to the rear aspect with views of the garden, radiator, ceiling light point and coving to ceiling.

BEDROOM TWO

3.63m x 2.90m into the bay window (11'10" x 9'6" into the bay window)

Has a bay window to the front aspect, coving to ceiling, radiator and ceiling light point.

BATHROOM

2.02m width x 2.40m (6'7" width x 7'10")

Has a panelled bath with mixer tap which has a shower attachment, W.C., pedestal hand wash basin, there are tiled surrounds, obscure window to the rear aspect, radiator and a built in airing cupboard which also houses the Worcester Bosch gas central heating boiler but also allows ample space for linen storage.

OUTSIDE

AGENTS NOTES

If you have accessibility needs please contact the office before viewing this property.

If a property is within a conservation area please be aware that Conservation Areas are protect places of historic and architectural value. These are also designated by local planning authorities. Removing trees in a Conservation Area requires permission from the relevant authority, subject to certain exclusions.

TENURE

FREEHOLD - Our client advises us that the property is freehold. Should you proceed with the purchase of this property this must be verified by your solicitor.

COUNCIL TAX BAND

South Derbyshire District Council - Band C

CONSTRUCTION

Standard Brick Construction

CURRENT UTILITY SUPPLIERS

Gas

Electric

Water - Mains

Sewage - Mains

Broadband supplier

MONEY LAUNDERING & ID CHECKS

BY LAW, WE ARE REQUIRED TO COMPLY WITH THE MONEY LAUNDERING, TERRORIST FINANCING AND TRANSFER OF FUNDS REGULATION 2017.

IN ORDER FOR US TO ADHERE TO THESE REGULATIONS, WE ARE REQUIRED TO COMPLETE ANTI MONEY LAUNDERING CHECKS AND I.D. VERIFICATION.

WE ARE ALSO REQUIRED TO COMPLETE CHECKS ON ALL BUYERS' PROOF OF FUNDING AND SOURCE OF THOSE FUNDS ONCE AN OFFER HAS BEEN ACCEPTED, INCLUDING THOSE WITH



GIFTED DEPOSITS/FUNDS.

FROM THE 1ST NOVEMBER 2025, A NON-REFUNDABLE COMPLIANCE FEE FOR ALL BUYERS OR DONORS OF MONIES WILL BE REQUIRED. THIS FEE WILL BE £30.00 PER PERSON (INCLUSIVE OF VAT). THESE FUNDS WILL BE REQUIRED TO BE PAID ON THE ACCEPTANCE OF AN OFFER AND PRIOR TO THE RELEASE OF THE MEMORANDUM OF SALE.

BROAD BAND SPEEDS

Please check with Ofcom, and for further information, the Open Reach web site. Links are provided for your information

<https://checker.ofcom.org.uk/en-gb/broadband-coverage>
<https://www.openreach.com/>

FLOOD DEFENCE

We advise all potential buyers to ensure they have read the environmental website regarding

flood defence in the area.

<https://www.gov.uk/check-long-term-flood-risk>

<https://www.gov.uk/government/organisations/environment-agency>

<http://www.gov.uk/>

SCHOOLS

<https://www.staffordshire.gov.uk/Education/Schoolsandcolleges/Find-a-school.aspx>

<https://www.derbyshire.gov.uk/education/schools/school-places/normal-area-school-search/find-your-normal-area-school.aspx>

<http://www.derbyshire.gov.uk/>

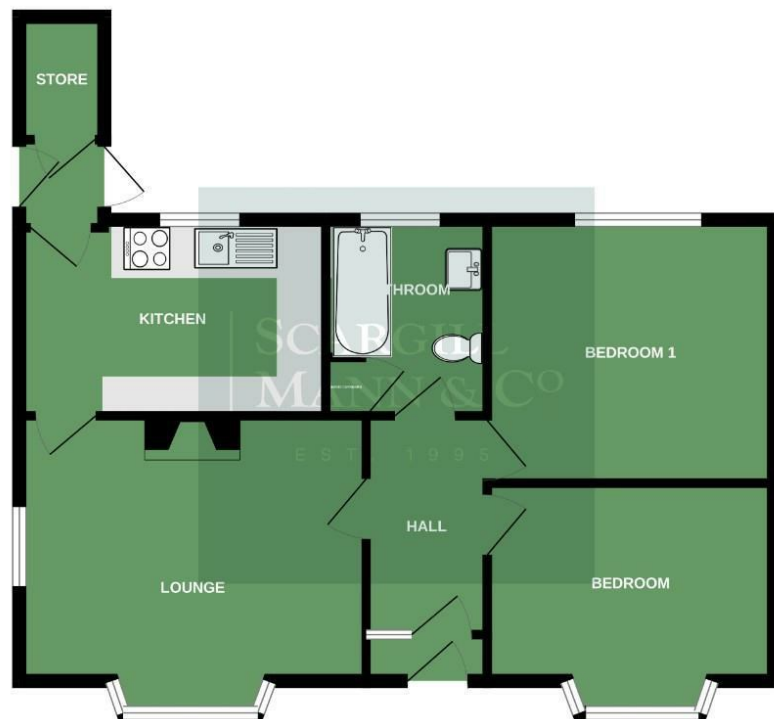
CONDITION OF SALE

These particulars are thought to be materially correct though their accuracy is not guaranteed and they do not form part of a contract. All measurements are estimates. All electrical and

gas appliances included in these particulars have not been tested. We would strongly recommend that any intending purchaser should arrange for them to be tested by an independent expert prior to purchasing. No warranty or guarantee is given nor implied against any fixtures and fittings included in these sales particulars.

VIEWING

Strictly by appointment through Scargill Mann & Co (ACB/JLW 10/2025) A



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or misstatement. 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.
Made with Intropac 60025

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	65	76
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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