



68A Sunnyside

Newhall | DE11 0TN | Offers Over £230,000

ROYSTON  
& LUND

- No Upward Chain
- South Facing Garden
- Three Bedrooms
- New Boiler
- Freehold - EPC Rating C
- Detached Family Home in Beautiful Condition
- Studio/Office In The Garden
- Modern Kitchen
- Countryside Views
- Council Tax Band B





A stunning detached family home situated in a residential cul-de-sac located in Newhall. The property benefits from beautiful countryside views to the rear and amenities nearby include Coronation Park, local shops and easy access to Birmingham, Leicester, Derby & Nottingham.

Upon entering the property you are immediately greeted by the modern kitchen. The kitchen benefits from a range of units and integrated appliances consisting of a fridge/freezer, dishwasher, hob, oven and an extractor fan. To the rear of the ground floor there is a good-sized lounge which gives access to the first floor and patio doors to the southerly facing garden.

To the first floor there are three well-proportioned bedrooms. The second bedroom features retractable pull down loft stairs with a fully boarded loft which provides additional store. The bedrooms are complemented by the family bathroom which includes a modern three piece white suite consisting of a bath with an overhead shower, underfloor heating, WC and a wash basin.

Outside, to the front there is off-street parking for two vehicles. To the rear there is an enclosed south facing garden including ambient customisable lighting, artificial lawn and a studio which acts as an office/salon.





## EPC

### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>88</b>
(81-91) <b>B</b>	<b>75</b>	
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		

England & Wales EU Directive 2002/91/EC

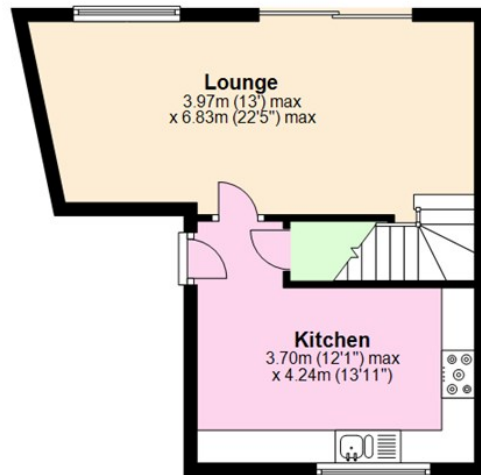
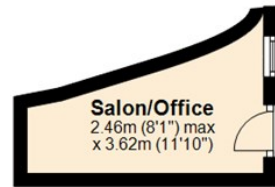
### Environmental Impact (CO<sub>2</sub>) Rating

	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		

England & Wales EU Directive 2002/91/EC

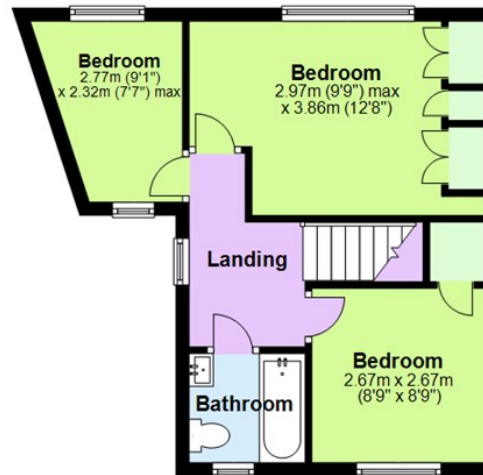
### Ground Floor

Main area: approx. 35.0 sq. metres (376.9 sq. feet)  
Plus outbuildings, approx. 0.0 sq. metres (0.0 sq. feet)



### First Floor

Approx. 36.2 sq. metres (389.2 sq. feet)



Main area: Approx. 71.2 sq. metres (766.2 sq. feet)  
Plus outbuildings, approx. 6.0 sq. metres (64.1 sq. feet)

Where every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken of any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser.  
Plan produced using PlanUp.

These particulars, whilst believed to be accurate are 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 them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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