



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





No Upward Chain
Offers Over £230,000

A stunning detached family home located in a peaceful residential cul-de-sac in Newhall, offering beautiful countryside views to the rear. The property is conveniently situated near Coronation Park, local shops, and enjoys excellent transport links to Birmingham, Leicester, Derby, and Nottingham.



As you step into the home, you are welcomed by a stylish and modern kitchen, fitted with a range of units and integrated appliances including a fridge/freezer, dishwasher, hob, oven, and extractor fan. Toward the rear of the ground floor, a spacious lounge opens up to the first floor and features patio doors leading to a south-facing garden.

The first floor comprises three bedrooms. The second bedroom is equipped with retractable loft stairs, providing access to a fully boarded loft, ideal for additional storage. A contemporary family bathroom completes this level, featuring a three-piece white suite with a bath and overhead shower, underfloor heating, a WC, and a wash basin.

Externally, the front of the property offers off-street parking for two vehicles. The rear garden is fully enclosed and south-facing, boasting ambient customizable lighting, low-maintenance artificial turf, and a versatile studio space suitable for use as an office or salon.



EPC

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		88
(81-91) B	75	
(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

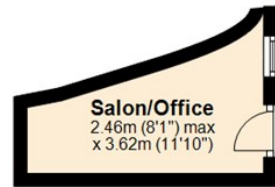
Environmental Impact (CO₂) Rating

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

England & Wales EU Directive 2002/91/EC

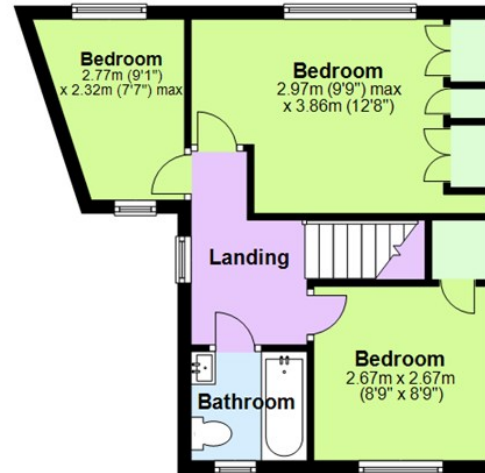
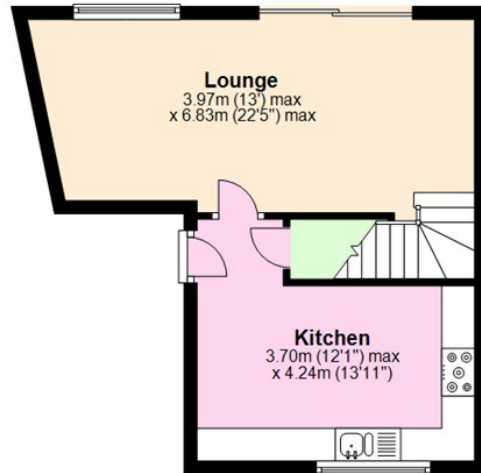
Ground Floor

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.

**ROYSTON
& LUND**