



1 Marble Drive

Newhall | DE11 0YJ | 75% Shared Ownership £181,500

ROYSTON
& LUND

- Asking Price £181,500
- Three Bedroom Detached
- Integrated Kitchen Appliances
- En-suite Shower Room
- Off-Road Parking
- 75% Shared Ownership
- Open-Plan Kitchen/Diner/Living Room
- Ground Floor WC
- Ample Garden Space
- Council Tax Band - B // EPC Rating - B





Shared Ownership
Asking Price £181,500 - 75% Share

The ground floor is entirely open plan, creating a spacious and versatile layout that combines the kitchen, dining, and living areas into one seamless hub of the home. The kitchen is fitted with integrated appliances, including an oven and dishwasher, while a convenient ground floor WC adds to the functionality.

The living space is enhanced by striking bi-fold doors, flooding the room with natural light throughout the day and opening out onto a private rear garden, enclosed by high brick walls. The garden itself offers a balanced mix of paved patio and well-maintained lawn, ideal for entertaining or relaxing outdoors.

Upstairs, there are three well-proportioned bedrooms. The principal bedroom boasts its own en-suite shower room, while the remaining bedrooms are served by a family bathroom.

To the front of the property, there is off-street parking for two vehicles.

This property is well placed for everyday amenities, with a Tesco supermarket and local shops nearby. Families benefit from good local schools such as Fairmeadows Foundation Primary and The Pingle Academy, both within easy reach. Burton-on-Trent station, just 3.5 miles away, provides wider rail connections, while local buses serve the area.

Nearby green spaces include Eureka Park, Newhall Park, Swadlincote Woodlands and Maurice Lea Memorial Park, offering play areas, walking trails and plenty of open space.

**Annual Charge

** Rental Charge By Heylo - £230 approx. - PCM**



EPC

Energy Efficiency Rating

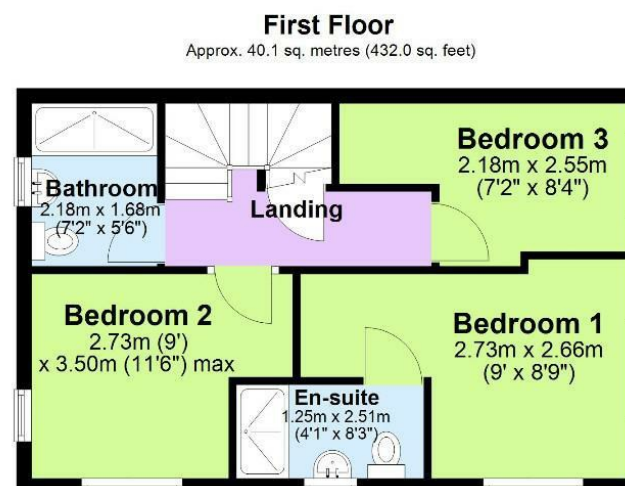
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		95
(81-91) B	83	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		

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



Total area: approx. 80.3 sq. metres (864.0 sq. feet)

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