



Hilton Close, Newhall, Swadlincote

**** Detached Family Home ** Video Available ** Four Bedroom & En-suite ****

A modern detached family home occupying a cul de sac position with spacious interior accommodation having the benefit of uPVC double glazing and gas central heating. In brief the home offers a welcoming hallway with lounge across the front aspect, separate dining room with patio doors opening onto the rear garden. The dining kitchen has a built-in oven & hob, door to the utility room and guest cloakroom WC.

The first floor has a master double bedroom with built-in wardrobes, en-suite shower room and three further good size bedrooms and family bathroom. Outside the home occupies an established plot with front driveway, integral garage & front lawn garden with side gate to the rear paved patio style garden with a mix of wall and fenced boundaries.

The home is situated within a popular estate location, within easy reach of Swadlincote town centre and positioned between the market towns of Burton on Trent & Ashby de la Zouch.



The Accommodation

This modern detached home occupies a cul de sac position with spacious interior accommodation. The home offers a welcoming hallway with a useful under stair storage cupboard, tile flooring and door to the the lounge across the front aspect with feature gas fire, walk-in bay window and double doors leading into the separate dining room with patio doors opening onto the rear garden.

The dining kitchen has a selection of base and eye level wall units, a built-in oven & hob, fridge and freezer standing and space for a table and chairs. The utility room ahs freestanding appliance spaces, wall mounted gas fired combination boiler, uPVC door to the rear garden and door to the guest cloakroom with WC and hand wash basin.

The first floor has a master double bedroom across the front aspect with built-in double wardrobes an en-suite shower room fitted with WC, hand wash basin and shower enclosure. There are three further good size bedrooms, the second having built-in wardrobes and a separate family bathroom offering a three piece bathroom suite.

Outside the home occupies an established plot with front driveway & lawn garden leading down to the single integral garage and side gate to the rear paved patio style garden with a mix of wall and fenced boundaries.

Reception Hallway

Lounge
4.50m x 3.51m (14'9 x 11'6)

Dining Room
3.00m x 2.87m (9'10 x 9'5)

Kitchen Diner
3.61m x 3.18m (11'10 x 10'5)

Utility Room

Guest Cloakroom

First Floor

Master Bedroom
3.86m x 3.78m (12'8 x 12'5)

En-suite Shower Room
2.39m x 2.36m (7'10 x 7'9)

Bedroom Two
3.15m to wardrobes x 3.05m (10'4 to wardrobes x 10'0)

Bedroom Three
2.69m max x 2.67m (8'10 max x 8'9)

Bedroom Four
2.51m x 2.29m (8'3 x 7'6)

Family Bathroom
2.51m x 2.26m (8'3 x 7'5)

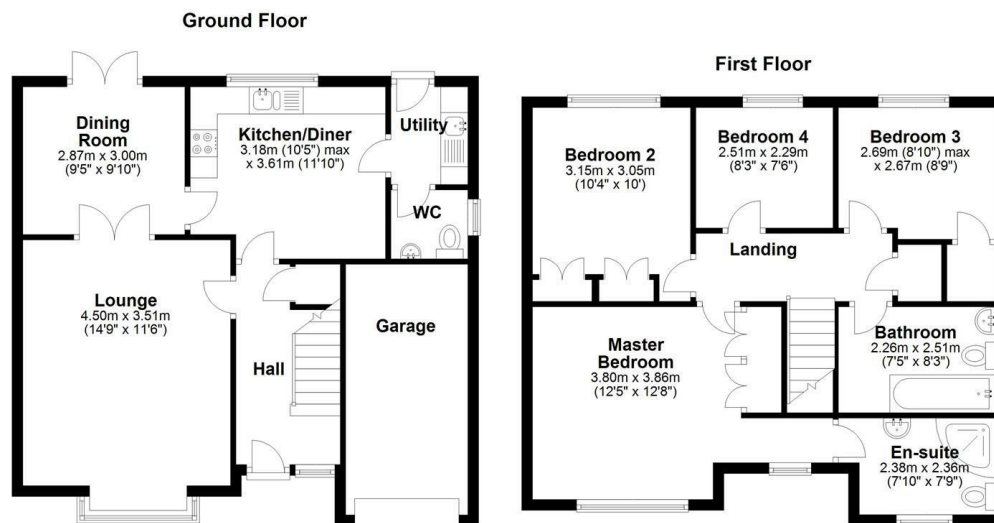
Integral Garage

Front & Rear Gardens

Draft details awaiting vendor approval and subject to change.
Property construction: Standard
Parking: Drive & Garage
Electricity supply: Mains
Water supply: Mains
Sewerage: Mains
Heating: Mains Gas
Council Tax Band: D
Broadband type: TBC - See Ofcom link for speed: <https://checker.ofcom.org.uk/> Mobile signal/coverage: See Ofcom link <https://checker.ofcom.org.uk/>
Local Authority: South Derbyshire Council
Useful Websites: www.gov.uk/government/organisations/environment-agency







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Plan produced using PlanUp.



Council Tax Band D

Freehold

Services. If & where stated in the details main's water, gas and electricity are understood to be available to the property, none of these have been tested or investigated for connection, nor any of the appliances attached thereto, have been tested by Nicholas Humphreys, who gives no warranties as to their condition or working order. **Floor Plans.** To be used as an illustrative purpose only and while reasonable efforts have been made to ensure its accuracy, it is not to scale and measurements should not be relied upon. The company displays the floor plan as a general indication of layout and it does not form any part of any contract or warranty and provides an approximate guide to layout.

Money Laundering. Under the Protecting Against Money Laundering and Proceeds of Crime Act 2002, we must point out that any successful purchasers proceeding with the purchase will be asked for identification ie: Passport, Driving Licence, and recent Utility Bill. This evidence will be required prior to solicitors being instructed in the purchase of a property.

Survey. We advise all buyers to undertake their own investigations into the condition of the property and surroundings by an independent survey. We the Agent do not conduct a survey of the property and cannot advise on structural defects or materials used. Independent advice is required before exchange and completion.

Agent Note. Whilst every care has been taken in preparation of these details, they are for guidance purpose only. All measurements are approximate, and whilst every care has been taken for accuracy, their accuracy should not be relied upon. Buyers are advised to recheck measurements and inspect the property before exchange of contracts to confirm they are satisfied with the condition of the property and surroundings before completion of the purchase. New development sites are increasingly implementing an on-site annual management charge, all sale of property could be subject to this charge, to be verified & confirmed by your acting solicitor/ conveyancer before exchange of contracts.

Selective License Areas. The Council's Selective Licensing Scheme requires all landlords who privately rent out properties within the designated areas to obtain a licence from the council. Within Burton on Trent the following streets have been designated: Blackpool Street, Branston Road, Broadway Street, Goodman Street, King Street, Queen Street, Shobnall Street, Uxbridge Street & Waterloo Street. A license fee for application will be payable and work to the home may be required. Full information: <https://www.eaststaffsbc.gov.uk/housing-and-property/landlords/selective-licensing-scheme>

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		84
(69-80) C	74	
(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

01283 528020
NICHOLASHUMPHREYS.COM

183 High Street, Burton upon Trent, Staffordshire, DE14 1HN