



**Alma Road, Newhall, Swadlincote, DE11 0SD**

**£135,000**

Nicholas  
**Humphreys**



# Alma Road, Newahll, Swadlincote

A charming character cottage on an established plot with extensive mature rear garden, offering gas centrally heated and uPVC double glazed accommodation.

In brief the home opens into the open plan lounge diner on the front aspect, with feature chimney breasts, a useful below stairs storage cupboard, access door to stair case and door into the kitchen.

This delightful cottage style kitchen has a selection of fitted wall and base units with a ceramic sink, wood block work surfaces, laminate flooring, gas point for cooker with a window and door to the rear garden and internal door to the ground floor bathroom.

The bathroom offers a three piece white bathroom suite with mixer shower tap, complimentary wall tiling and window to the side elevation.

The first floor has the master double bedroom across the front elevation and two further single bedrooms across the rear aspect. Within the second bedroom is a concealed gas combination boiler supplying the home with heating and hot water. The rear garden is a particular feature of the home with paved patio area, and substantial garden with lawns and flower and shrub borders with specimen trees. To the rear of the garden is a large garden shed and freestanding glass lean to. There is gated shared access to the front of the property.



## **The Accommodation**

### **Lounge Diner**

6.55m max x 4.19m max (2.82m min) (21'6 max x 13'9 max (9'3 min))

### **Kitchen**

3.89m x 2.34m (12'9 x 7'8)

### **Ground Floor Bathroom**

2.39m x 1.57m (7'10 x 5'2)

### **First Floor Landing**

### **Master Bedroom**

4.19m x 2.74m (13'9 x 9'0)

### **Bedroom Two**

3.68m x 2.34m (12'1 x 7'8)

### **Bedroom Three**

2.44m x 1.98m (8'0 x 6'6)

### **Extensive Garden**

Draft details awaiting vendor approval and subject to change.













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Plan produced using PlanUp.



Council Tax Band A  
Freehold

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>86</b>
(69-80) <b>C</b>	<b>68</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		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

01283 528020

NICHOLASHUMPHREYS.COM/BURTON

183 High Street, Abbey Arcade, Burton Upon Trent, Staffordshire, DE14 1HN