



Stoneydale Close, Newhall, Swadlincote



3



1



2



Guide price £190,000



## Key Features

- Three Bedroomed Semi Detached Home
- Conservatory
- Off Road Parking
- Upvc Double Glazing & Gas Fired Central Heating
- Ideal For First Time Buyers Or Investors
- EPC rating C
- Freehold





Newton Fallowell are pleased to be able to offer for sale this three bedroomed semi detached home in a quiet cul de sac in Newhall. In brief the accommodation comprises: - entrance hall, lounge, kitchen, conservatory, guest cloak room and on the first floor a landing leads to three bedrooms and family bathroom. Nestled at the end of a quiet cul de sac with ample parking this property is ideal for any first time buyer or investor. Viewings are highly recommended.

### Accommodation In Detail

Frosted Upvc double glazed door with Upvc double glazed side panel leading to:

### Entrance Hall

having staircase rising to first floor.

### Lounge 4.54m x 3.18m (14'11" x 10'5")

having electric fire with marble hearth and surround, BT and tv aerial points, one central heating radiator and Upvc double glazed bow window to front elevation.

### Kitchen 4.54m x 2.72m (14'11" x 8'11")

having range of base and wall mounted units, granite effect working surface, composite sink and drainer with matching mixer tap, four ring electric hob with extractor over, single oven, space for dishwasher, washing machine and fridge/freezer, built-in storage cupboard housing the gas fired combination boiler, consumer unit for electrics, one central heating radiator, Upvc double glazed window looking into the conservatory and door leading to the conservatory.

### Understairs Cupboard/Cloaks 1.9m x 0.9m (6'2" x 3'0")

This room will have a fitted toilet and space saving sink.

### Conservatory 4m x 2.65m (13'1" x 8'8")

having one central heating radiator and Upvc double glazed French doors leading out to rear garden.

### On The First Floor

### Landing

having access to loft space.

### Master Bedroom 2.67m x 3.29m (8'10" x 10'10")

having one central heating radiator and Upvc double glazed window to front elevation.

### Bedroom Two 2.55m x 2.74m (8'5" x 9'0")

having built-in double wardrobes with sliding doors, one central heating radiator and Upvc double glazed window to rear elevation.

### Bedroom Three 1.81m x 2.4m (5'11" x 7'11")

having one central heating radiator and Upvc double glazed window to front elevation.

### Family Bathroom 1.84m x 1.75m (6'0" x 5'8")

having a low level wc with hidden cistern, vanity style hand basin with chrome mixer tap, bath with chrome mixer tap and chrome waterfall shower together with glass shower screen, aqua panelling to walls, chrome heated towel radiator and frosted Upvc double glazed window to rear elevation.

### Outside

To the front is a driveway providing parking for two vehicles and a lawned fore garden. To the side is a carport with double gates. To the rear is an enclosed with large patio area, lawned area and further gravelled area.

### Services

All mains services are believed to be connected to the property.

### Measurement

The approximate room sizes are quoted in metric. The imperial equivalent is included in brackets.

### Tenure

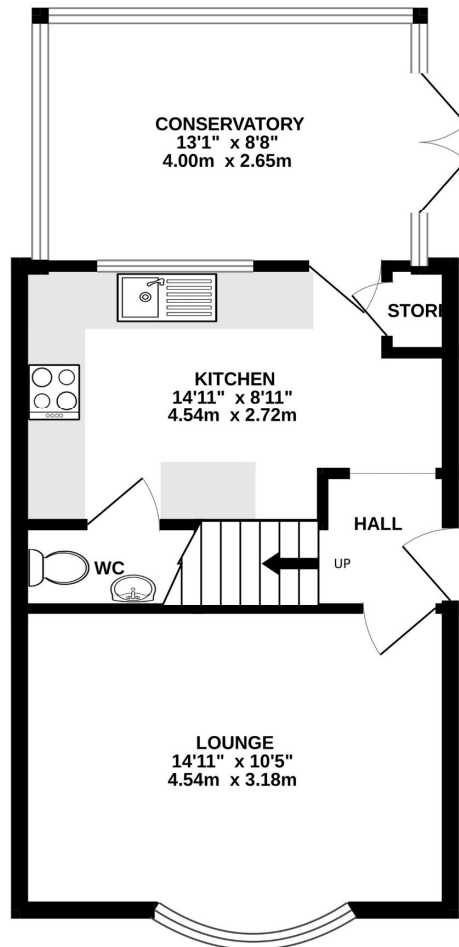
Freehold - with vacant possession upon completion. Newton Fallowell recommend that purchasers satisfy themselves as to the tenure of the property and we would recommend that they consult a legal representative such as a Solicitor appointed in their purchase.

### Note

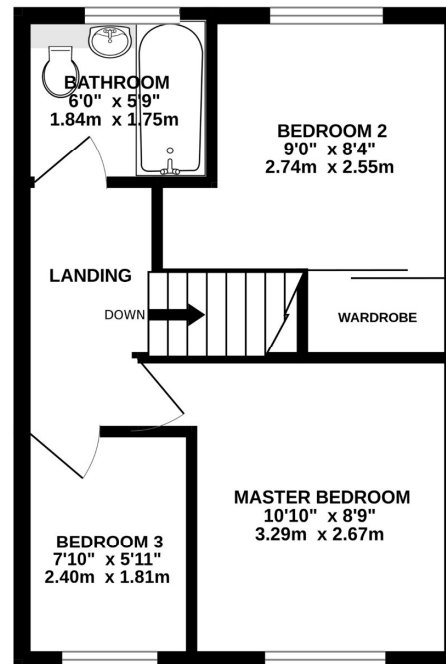
The services, systems and appliances listed in this specification have not been tested by Newton Fallowell and no guarantee as to their operating ability or their efficiency can be given.



GROUND FLOOR  
450 sq.ft. (41.8 sq.m.) approx.



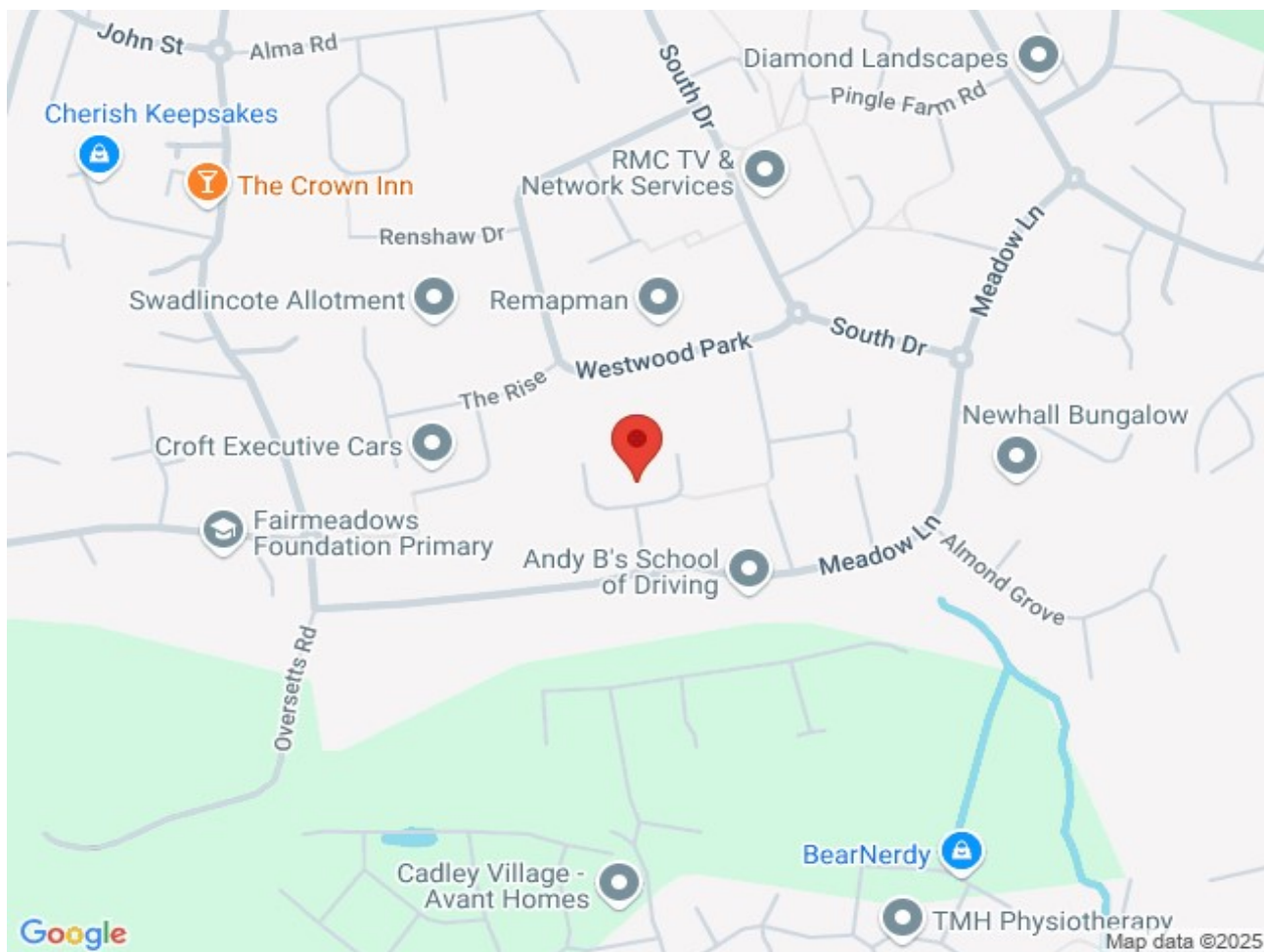
1ST FLOOR  
332 sq.ft. (30.8 sq.m.) approx.



TOTAL FLOOR AREA : 782 sq.ft. (72.6 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		85
(69-80) C	69	
(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
www.epc4u.com		