



Main Street, Newhall, Swadlincote,  
Derbyshire



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£265,000



## Key Features

- Semi Detached Home
- Four Double Bedrooms
- Large Family Dining Lounge
- Guest Cloak Room
- Well Appointed Family Bathroom
- Recently Fitted High Specification Kitchen
- EPC rating C
- Freehold





Newton Fallowell are pleased to be able to offer for sale this high specification well extended four bedroomed semi detached property on a prominent road in Newhall. Benefitting from flexible living space, opportunity for a downstairs bedroom, recently fitted kitchen, extractor large lounge dining family room and on the first floor a landing leads to three double bedrooms and family bathroom. There is high specification throughout including oak veneer staircase with glass balustrades, feature media wall in the lounge with built-in surround sound and lighting and externally the property benefits from a large rear garden, great sized paved patio area for entertaining and a recently re-seeded lawn.

#### Accommodation In Detail

Composite front door with frosted side panel leading to:

#### Entrance Hall

having staircase rising to first floor with oak veneer handrail, glass balustrades and recently fitted carpet, understairs cupboard, one central heating radiator and wood effect LVT flooring.

#### Kitchen 2.53m x 3.66m (8'4" x 12'0")

having a recently fitted kitchen with a range of base and wall mounted high gloss units, low profile wood effect laminate work surface, composite sink and drainer with chrome mixer tap, integrated fridge/freezer, dishwasher, wine cooler and washing machine, mid height single electric oven, integrated microwave oven, LED counter lighting, four ring induction hob with extractor over, wood effect LVT flooring, Upvc double glazed window to front elevation and frosted Upvc double glazed door to side.

#### Sitting Room/Play Room/Bedroom Four 2.41m x 4.86m (7'11" x 15'11")

having feature panelling to walls, upright central heating radiator, wood effect LVT flooring and Upvc double glazed window to front elevation.

#### Family Room 6m x 6.14m (19'8" x 20'1")

having media wall with electric fire, feature lighting, feature brick slip walls, LVT wood effect flooring, two traditional style radiators, recently fitted Upvc double glazed sliding patio doors and recently fitted Upvc double glazed windows to rear elevation.

#### Guest Cloak Room 1.04m x 1.43m (3'5" x 4'8")

having low level wc with hidden cistern, space saving vanity wash basin with chrome mixer tap, feature tiled splashback, wood effect LVT flooring and frosted Upvc double glazed window to side elevation.

#### On The First Floor

#### Galleried Style Landing

having oak veneer hand rail and glass balustrade and feature lighting, access to loft space.

#### Master Bedroom 3.32m x 3.68m (10'11" x 12'1")

having built-in quadruple wardrobes, neutral mid pile carpet, one central heating radiator and Upvc double glazed window to front elevation.

#### Bedroom Two 3.14m x 3.47m (10'4" x 11'5")

having tv aerial point, neutral mid pile carpet, one central heating radiator and Upvc double glazed window to rear elevation.

#### Bedroom Three 2.78m x 3.49m (9'1" x 11'6")

having one central heating radiator, neutral mid pile carpet and Upvc double glazed window to rear elevation.



### Family Bathroom 2.57m x 1.68m (8'5" x 5'6")

having low level wc, with hidden cistern, wall mounted hand basin with chrome mixer tap, P-shaped bath with chrome fittings and chrome thermostatic waterfall shower over, glass shower screen, tiling to wet areas, extractor fan, wood effect LVT flooring, anthracite wall hung heated towel radiator and frosted Upvc double glazed window to front elevation.

### Outside

To the front of the property is a tarmac driveway providing parking for several vehicles, there is a further hard-standing area providing further parking and a paved pathway leads to the side door and rear gate. To the rear is a large fully enclosed garden with newly laid paved patio 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.

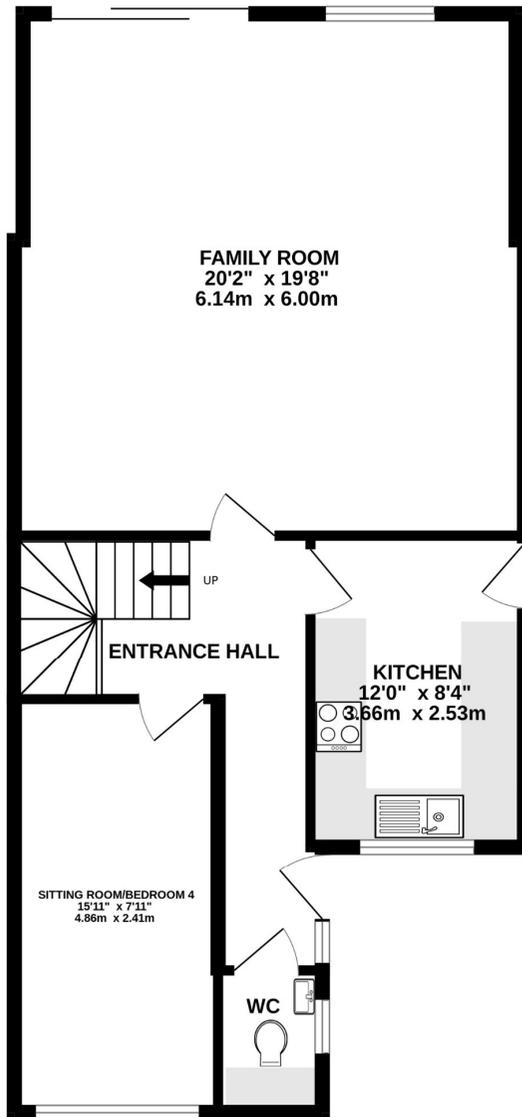
### Note

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.

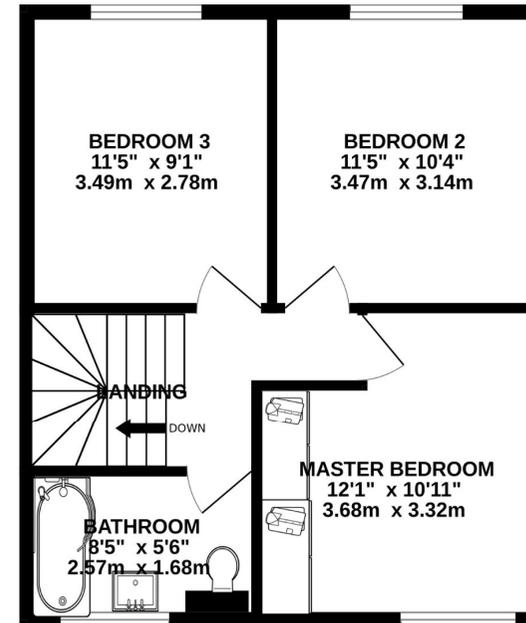




GROUND FLOOR  
753 sq.ft. (70.0 sq.m.) approx.

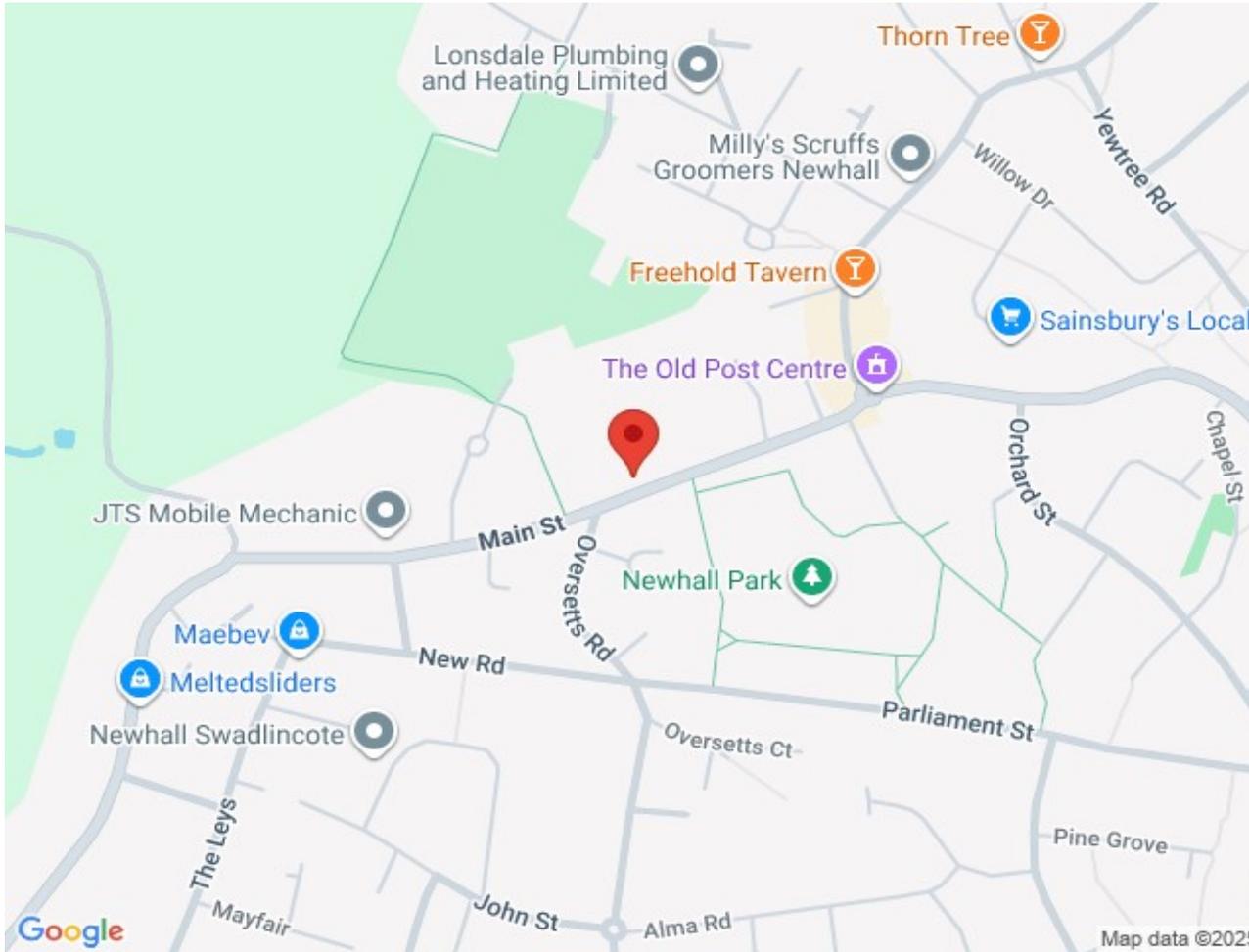


1ST FLOOR  
462 sq.ft. (42.9 sq.m.) approx.



TOTAL FLOOR AREA : 1214 sq.ft. (112.8 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
<i>Very energy efficient - lower running costs</i>		
(92+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		81
(55-68) <b>D</b>	70	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC 	
<small>WWW.EPC4U.COM</small>		