



Aston Drive, Newhall, Swadlincote,  
Derbyshire





£265,000



## Key Features

- Detached Home
- Three Double Bedrooms
- Master Bedroom With En-Suite
- Large Plot
- Modern Upvc Double Glazing
- Two Reception Rooms
- EPC rating TBC
- Freehold





Newton Fallowell are pleased to be able to offer for sale this well proportioned three bedroomed detached property in a sought after modern housing estate in Midway. The property benefits from a larger than usual plot with a great sized frontage, parking, integrated garage and a good sized enclosed rear garden. In brief the accommodation comprises: - entrance hall, lounge, kitchen, dining room, guest cloak room and on the first floor a landing leads to master bedroom with en-suite, two further bedrooms and family bathroom. Viewings are highly recommended.

### Accommodation In Detail

Composite double glazed door leading to:

#### Entrance Hall

having staircase rising to first floor, thermostat for heating system and one central heating radiator.

#### Dining Room 2.79m x 2.92m (9'2" x 9'7")

having wood effect laminate flooring, one central heating radiator and Upvc double glazed window to front elevation.

#### Guest Cloak Room 2.46m x 0.95m (8'1" x 3'1")

having low level wc, space saving wash basin with chrome taps, wood effect vinyl flooring, one central heating radiator and frosted Upvc double glazed window to side elevation.

#### Lounge 3.34m x 4.05m (11'0" x 13'4")

having gas fire with marble hearth and wooden surround, media points, wood effect laminate flooring, two central heating radiators and Upvc double glazed patio doors leading to rear elevation.

#### Kitchen 2.9m x 3.21m (9'6" x 10'6")

having a range of base and wall mounted units, granite effect laminate work surface, four ring gas hob with extractor over, mid height oven, stainless steel sink and drainer with chrome mixer tap, tiled splashback, space for washing machine, space for tumble dryer, Upvc double glazed window to rear elevation and frosted Upvc double glazed door.

### On The First Floor

#### Landing

having built-in storage cupboard and frosted Upvc double glazed window to side elevation.

#### Master Bedroom 3.5m x 3.24m (11'6" x 10'7")

having built-in triple wardrobe with glass sliding doors, built-in storage cupboards to either side of en-suite door, one central heating radiator and Upvc double glazed window to rear elevation.

#### En-Suite 2.49m x 2.1m (8'2" x 6'11")

having low level wc, pedestal wash basin with chrome mixer tap, walk-in shower cubicle with chrome thermostatic shower over, extractor fan, wood effect vinyl flooring, one central heating radiator and frosted Upvc double glazed window to side elevation.

#### Bedroom Two 3.21m x 3.12m (10'6" x 10'2")

having built-in double wardrobe, one central heating radiator and Upvc double glazed window to front elevation.

#### Bedroom Three 2.85m x 3.25m (9'5" x 10'8")

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

#### Family Bathroom 2.52m x 2.07m (8'4" x 6'10")

having low level wc, pedestal wash basin with chrome tap, bath with chrome mixer tap and thermostatic shower over, tiling around bath area, extractor fan, wood effect vinyl flooring, one central heating radiator and frosted Upvc double glazed window to front elevation.

### Outside

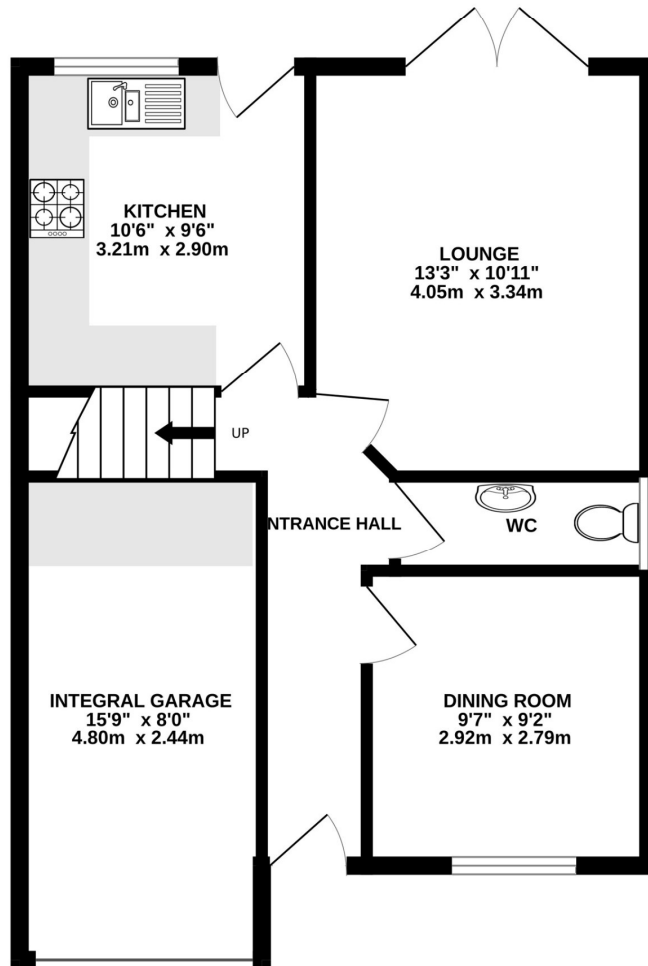
The property has a great sized frontage with a tarmac driveway providing ample parking, there is also two good sized lawned areas and mature trees. To the rear is an enclosed garden with a great sized patio, large lawned area, low maintenance gravelled area to the side and a paved pathway leads to a side gate.

#### Garage 2.44m x 4.8m (8'0" x 15'8")

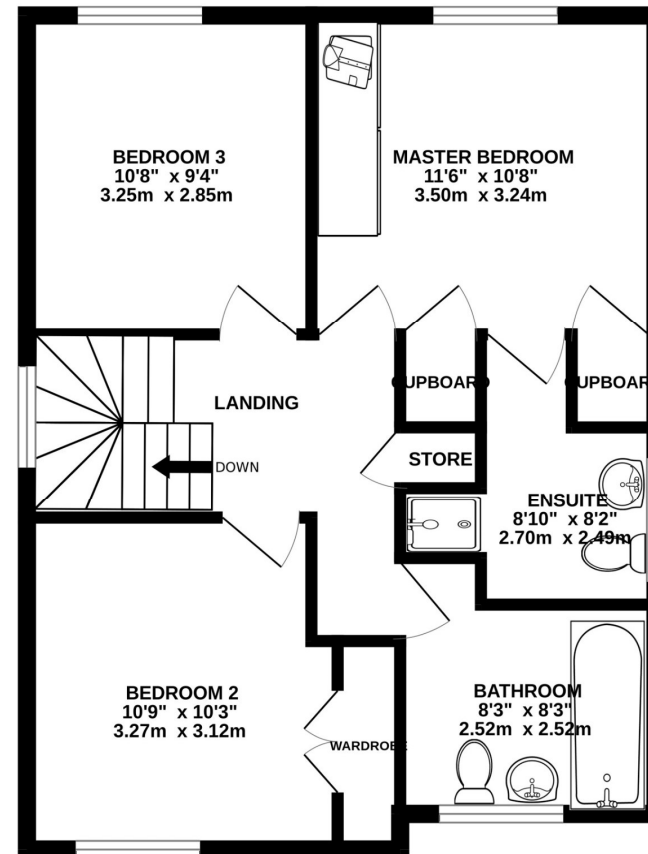
having power, lighting, consumer unit for electrics and up and over garage door.



GROUND FLOOR  
555 sq.ft. (51.6 sq.m.) approx.

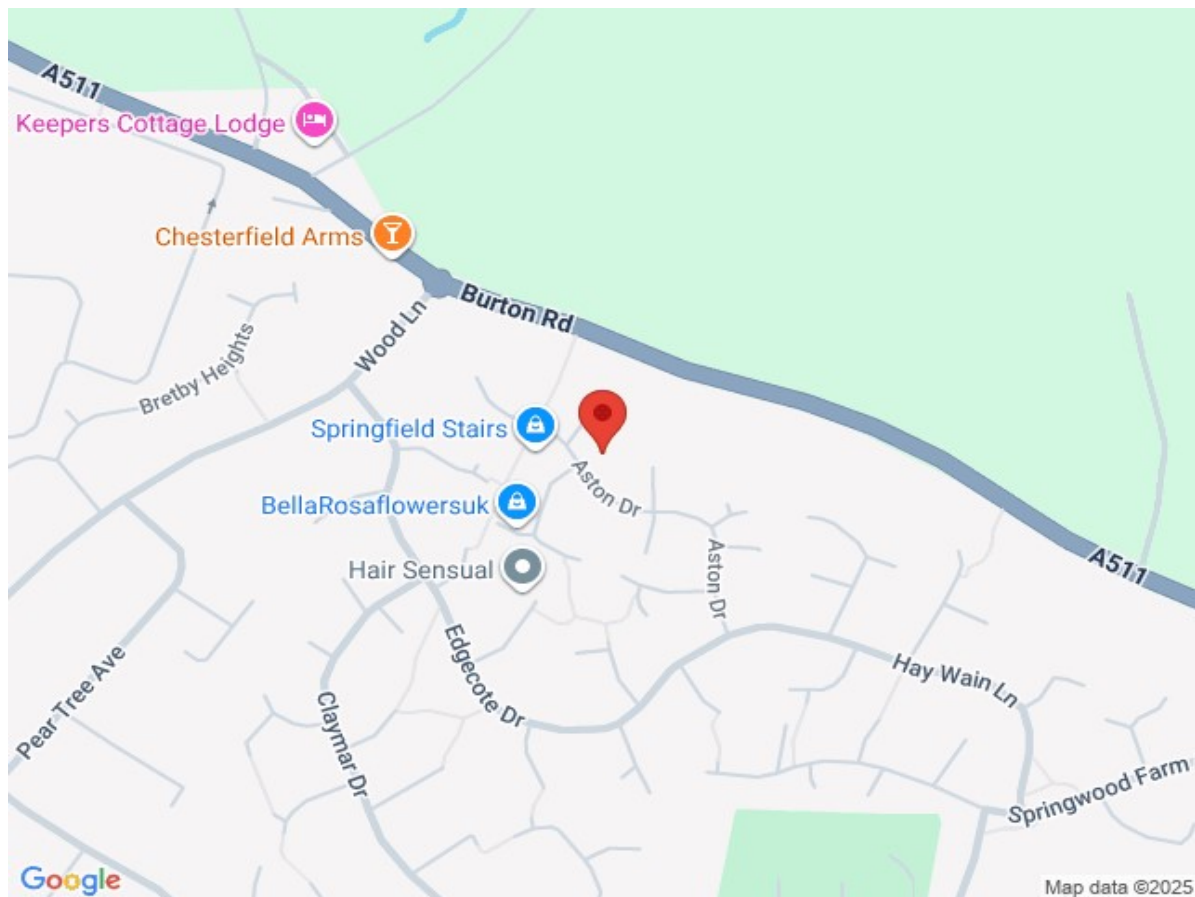


1ST FLOOR  
544 sq.ft. (50.6 sq.m.) approx.



TOTAL FLOOR AREA : 1099 sq.ft. (102.1 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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### 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. Anti-Money Laundering Regulations – Intending purchasers will be required to provide identification documents via our compliance provider, Coadjute, at a cost of £45 plus VAT per transaction. This will need to be actioned at the offer stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.

