



Old Hall Gardens, Swadlincote



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Guide price £240,000



Key Features

- Detached Bungalow
- No Upward Chain
- Two Large Bedrooms
- Spacious Reception Room
- Conservatory
- Garage
- EPC rating D
- Freehold





*** No Upward Chain ***

Newton Fallowell are delighted to present to the market this detached bungalow set ideally in a quiet cul-de-sac in the popular area of Church Gresley. Within walking distance of all local amenities this bungalow comprises of in brief:- entrance hall, bathroom, large reception room, conservatory, kitchen and two double bedrooms. Outside to the front is a large driveway to single attached garage, To the rear is an extensive landscaped rear garden with patio seating area, lawn and a vast array of shrubs, plants and trees.

Accommodation In Detail

Entrance Hall 1.1m x 2.7m (3.6ft x 8.9ft)

having one central heating radiator and storage cupboard off.

Reception Room 3.7m x 6.1m (12.1ft x 20ft)

having two Upvc double glazed windows to front elevation and two central heating radiators.

Conservatory 1.9m x 3.4m (6.2ft x 11.2ft)

having Upvc double glazed windows and access out to rear patio seating area.

Kitchen 3.5m x 3.1m (11.5ft x 10.2ft)

having Upvc double glazed window to side elevation, array of base and wall mounted units, integrated electric fan oven, four ring gas hob with extractor fan over, gas central heating boiler, stainless steel sink and draining unit and storage cupboard/pantry.

Family Bathroom

having three piece suite comprising low level wc, pedestal wash basin, walk-in shower cubicle, one central heating radiator and obscure Upvc double glazed window to side elevation.

Bedroom One 3.4m x 4m (11.2ft x 13.1ft)

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

Bedroom Two 3.1m x 2.5m (10.2ft x 8.2ft)

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

Outside

To the front of the property is a landscaped fore garden with shrubs and plants. A driveway provides ample off road parking and leads to a single detached garage. To the rear is a private mature L-shaped garden with patio seating area, large array of shrubs, plants and trees together with a lawned 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.

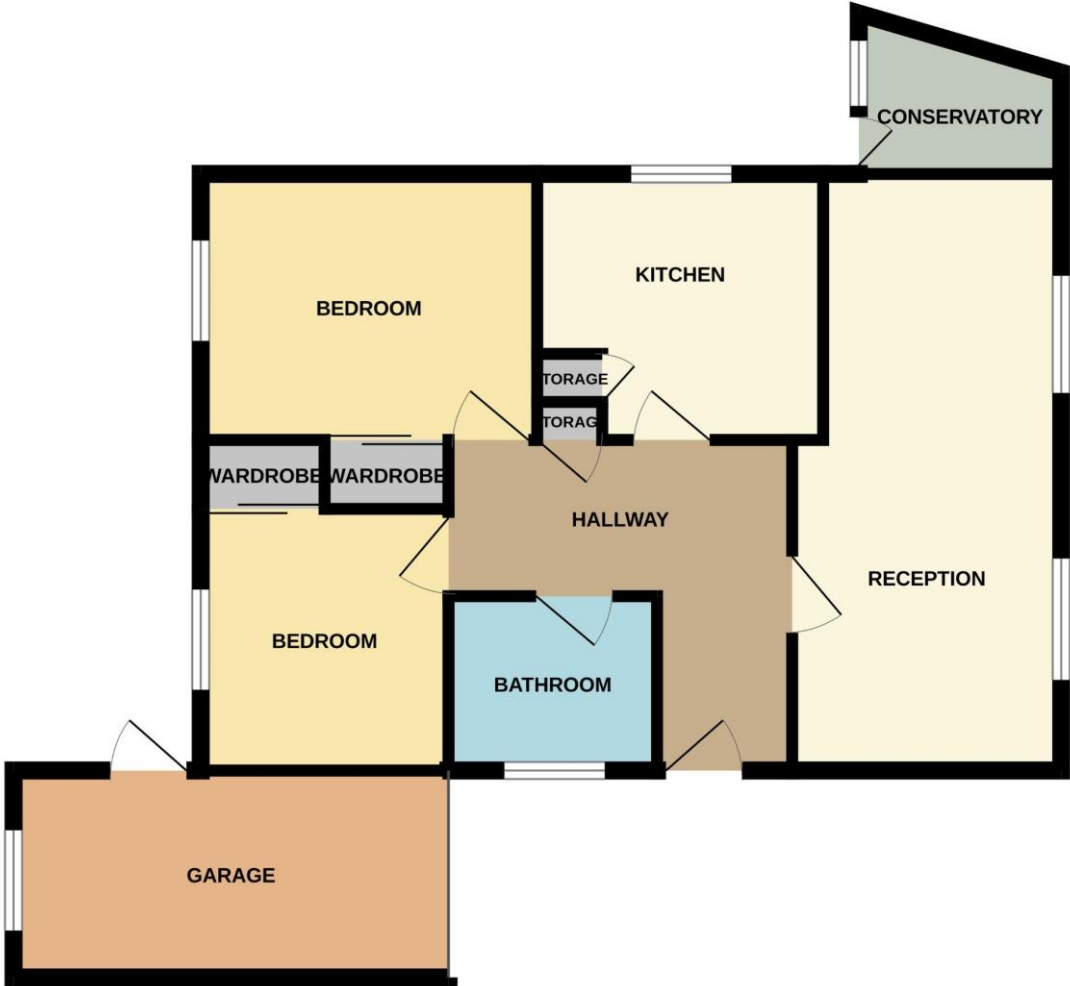
Note

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.

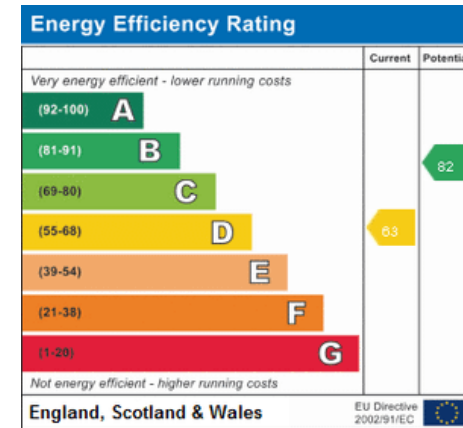




GROUND FLOOR



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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