



Renshaw Drive, Newhall, Swadlincote



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Guide price £235,000



## Key Features

- Two Bedroomed Semi Detached Home
- Beautifully Renovated Master Suite
- Large Frontage, Off Road Parking & Garage
- Large Lounge/Dining Room with feature Log Burner
- Quiet Cul De Sac Location
- Upvc Double Glazing & Gas Central Heating
- EPC rating TBC
- Freehold





Newton Fallowell are pleased to be able to offer for sale this two bedroomed semi detached home which in brief comprises: - large entrance hall, lounge/diner, kitchen, downstairs shower room, ground floor bedroom two and on the first floor a landing leads to the large master bedroom and a fabulously appointed master bathroom. The property also benefits from a large frontage, parking for several vehicles and a well presented rear garden which is fully enclosed. Viewings are highly recommended to appreciate the space and specification on offer.



#### Accommodation In Detail

Frosted Upvc double glazed door leading to:

#### Entrance Hall 4.15m x 2.5m (13'7" x 8'2")

having staircase rising to first floor, built-in understairs storage, thermostatic for central heating, fitted smoke alarm, one central heating radiator and Upvc double glazed window to front elevation.

#### Lounge Diner

featuring:

#### Lounge Area 5.54m x 3.6m (18'2" x 11'10")

having log burner with tiled hearth and surround, tv aerial point, carbon monoxide monitor, one central heating radiator and leading to:

#### Dining Area 2.6m x 3.22m (8'6" x 10'7")

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

#### Kitchen 5.12m x 2.48m (16'10" x 8'1")

having range of base and wall mounted units, marble effect laminate work surface, stainless steel sink and drainer, four ring gas hob with extractor over, electric oven, tiled splashback, under counter lighting, gas fired combination boiler, consumer unit for electrics, fitted smoke alarm, space for washing

machine, dishwasher, dryer and fridge/freezer, frosted Upvc double glazed door to side elevation and Upvc double glazed bow window to rear elevation.

#### Bedroom Two 2.9m x 3.6m (9'6" x 11'10")

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

#### Ground Floor Bathroom 1.65m x 2.25m (5'5" x 7'5")

having low level wc, pedestal wash basin with chrome taps, shower cubicle with electric shower, one central heating radiator, built-in storage cupboard, fully tiled and frosted Upvc double glazed window to side elevation.

#### On The First Floor

#### Landing

having fitted smoke alarm and one central heating radiator.

#### Master Bedroom 4.93m x 3.61m (16'2" x 11'10")

having tv point, access to loft space, one central heating radiator, control for central heating and Upvc double glazed window to rear elevation.

#### Bathroom 4.93m x 2.8m (16'2" x 9'2")

having low level wc with hidden cistern, 'His & Her' vanity bowls set on a counter with black mixer taps, free-standing oval matt black bath with matt black tap and hand held shower, wet room style waterfall shower area together with hand held shower, heated towel radiator, one central heating radiator, stone effect porcelain tiles, extractor fan, down lighters, light up wall mounted mirror and frosted Upvc double glazed window to rear elevation.

#### Outside

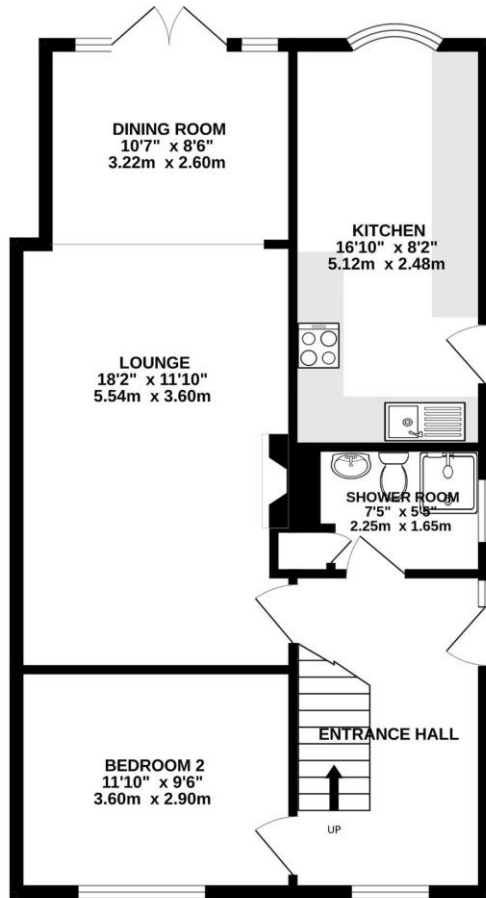
To the front of the property is a large lawned fore garden with a block paved driveway providing parking for several vehicles and leads to the detached single garage. To the rear is a fully enclosed garden with paved patio, good sized lawned area, mature plants and borders.

#### Garage

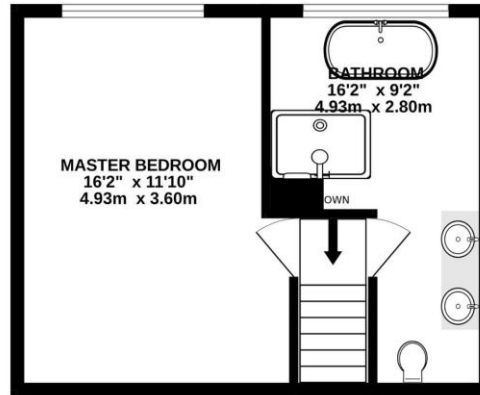
having double doors, side door and power.



**GROUND FLOOR**  
707 sq.ft. (65.6 sq.m.) approx.



**1ST FLOOR**  
320 sq.ft. (29.7 sq.m.) approx.



**TOTAL FLOOR AREA : 1026 sq.ft. (95.3 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 are believed to be connected.

### Measurement

the approximate room sizes are quoted in imperial. The metric 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

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