



Mayfair, Newhall, Swadlincote



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Guide price £230,000



Key Features

- Three Bedroomed Semi Detached Home
- Utility Room
- Attached Garage & Off Road Parking
- Private Rear Garden
- Master Bedroom With Built-in Wardrobes
- Upvc Double Glazing & Gas Fired Central Heating
- EPC rating D
- Freehold





Newton Fallowell are pleased to be able to offer for sale this well presented three bedroomed semi detached family home in a quiet cul de sac location in Newhall. With a modern kitchen, utility room and a recently renovated bathroom this property is ideal for families and first time buyers. In brief the property comprises; - entrance hall, lounge/diner, kitchen, utility room and on the first floor a landing leads to three bedrooms, family bathroom and separate wc. Viewings are highly recommended.

Accommodation In Detail

Frosted Upvc double glazed door leading to:

Entrance Hall 3.84m x 1.78m (12'7" x 5'10")

having staircase rising to first floor, understairs storage, BT point and one central heating radiator.

Kitchen 2.86m x 2.72m (9'5" x 8'11")

having range of base units with drawers, wood effect roll top work surface, stainless steel sink and drainer with chrome mixer tap, AEG four ring induction hob, electric single oven, built-in slimline dishwasher, space-saving corner cupboard, one central heating radiator, Upvc double glazed window to rear elevation and understairs pantry which also houses the consumer unit.

Utility Room 3.03m x 2.5m (9'11" x 8'2")

having range of base level units, wood effect roll top work surface, space for washing machine and fridge/freezer, gas fired boiler, one central heating radiator, frosted Upvc double glazed door to side elevation and Upvc double glazed window to rear.

Lounge/Diner

featuring:

Lounge Area 3.84m x 3.85m (12'7" x 12'7")

having gas fire with marble hearth and wooden surround and media and tv aerial points.



Dining Area 2.86m x 2.88m (9'5" x 9'5")

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

On The First Floor

Landing

having access to loft space, fitted smoke alarm, one central heating radiator and frosted Upvc double glazed window to side elevation.

Master Bedroom 3.85m x 3.22m (12'7" x 10'7")

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

Bedroom Two 2.9m x 2.99m (9'6" x 9'10")

having built-in wardrobes, airing cupboard housing the hot water cylinder, one central heating radiator and Upvc double glazed window to rear elevation.

Bedroom Three 2.77m x 2.43m (9'1" x 8'0")

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

Bathroom 1.63m x 1.67m (5'4" x 5'6")

having bath with chrome fittings and electric Triton shower over together with glass screen, vanity wash basin with chrome mixer tap, heated chrome towel radiator, fully tiled and frosted Upvc double glazed window to rear elevation.

Separate WC 1.63m x 0.86m (5'4" x 2'10")

having low level wc, tiled splashback and frosted Upvc double glazed window to rear elevation.

Outside

To the front of the property is a tarmac driveway which leads to the garage. There is a mainly lawned fore garden. To the rear is an enclosed garden featuring patio and lawned area.

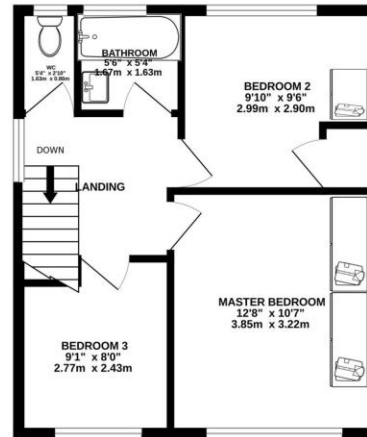
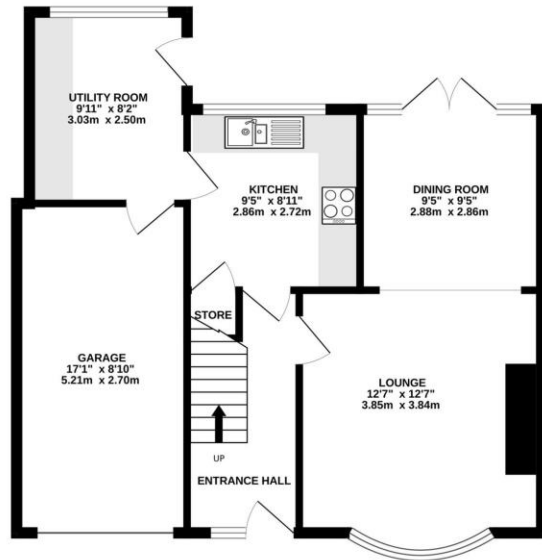
Garage 5.21m x 2.7m (17'1" x 8'11")

having roller shutter door, electrics, gas and electric meters and offers plenty of storage.



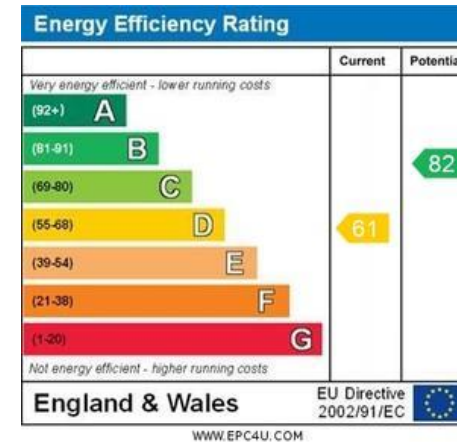
GROUND FLOOR
635 sq.ft. (59.0 sq.m.) approx.

1ST FLOOR
406 sq.ft. (37.7 sq.m.) approx.



TOTAL FLOOR AREA : 1041 sq.ft. (96.7 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.

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