



Sunnyside, Newhall



£235,000

- Three Bedroom Detached Home
- Off Road Parking
- Well Fitted Modern Kitchen
- Upvc Double Glazed
- Gas Fire Central Heating
- Enclosed Walled Garden
- Freehold
- EPC rating C



Newton Fallowell are please to bring tot he market this modern three bedroom detached home located in a convinient & desirable location, In brief the property comprises fitted kitchen with integrated appliances, large lounge diner, on the first floor are three bedrooms and bathroom. The property enjoys off road parking & an enclosed rear garden. Viewing is strongly recommended.

Kitchen

2.7m x 4.25m (8'11" x 13'11")

with a good range of high gloss fitted base & wall mounted units with timber effect work surface over, fitted Five ring gas hob, mid height integrated oven, integrated fride, freezer and dishwasher, concealed under unit lighting, stainless steel 1 1/2 sink and draining unit, ceramic tiled floor, one central heating radiator, thermostat for central heating, cupboard housing gas fired combi boiler and Upvc double glazed window

Lobby

with under stairs store containing alarm system and plumbing for tumble dryer

Lounge Diner

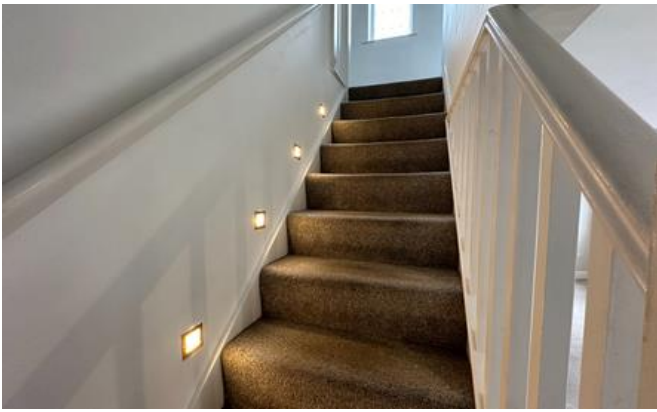
2.97m x 7m (9'8" x 23'0")

with staircase to first floor, one central heating radiator, Upvc double glazed windows and sliding patio door

On the first floor

Landing

with obscure Upvc double glazed window



Bedroom

3.01m x 4.29m (9'11" x 14'1")

with built in double wardrobe, feature paneling to one wall, one central heating radiator & Upvc double glazed window

Bedroom

2.7m x 2.12m (8'11" x 7'0")

with built in store over stairs, one central heating radiator & Upvc double glazed window

Bedroom

2.83m x 2.57m (9'4" x 8'5")

one central heating radiator & Upvc double glazed windows

Bathroom

with low level w.c, vanity wash hand basin and bath with thermostaic shower over, full tiling compliment, fitted extractor fan, heated towel radiator and Upvc obscure double glazed window

Outside

A driveway provides parking for two cars. To the rear is a fully enclosed rear walled garden with decking, raised planter beds and artificial lawn

Tenure

Leasehold - 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

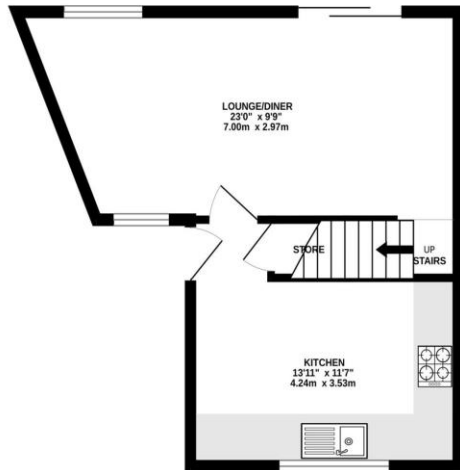
The services, systems and appliances listed in this specification have not been tested by Newton Fallowell and no guarantee as to their operating ability or their efficiency can be given.

Services

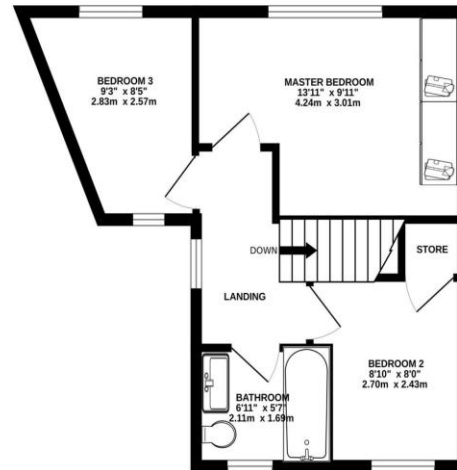
All mains services are believed to be connected to the property.

Floorplan

GROUND FLOOR
365 sq.ft. (33.9 sq.m.) approx.

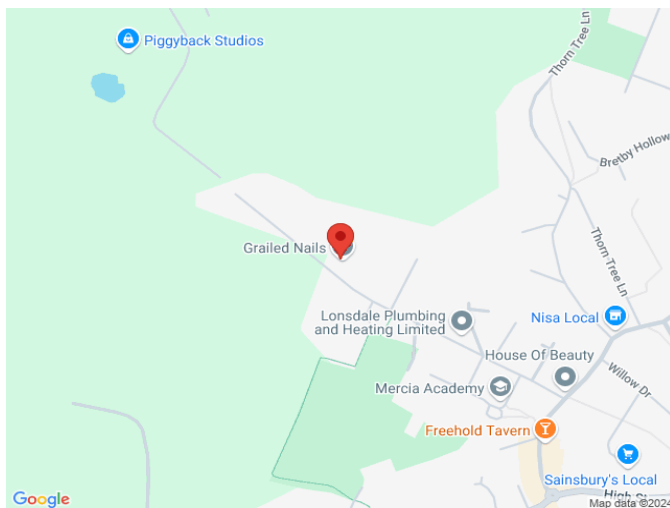


1ST FLOOR
365 sq.ft. (33.9 sq.m.) approx.



TOTAL FLOOR AREA : 730 sq.ft. (67.8 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
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		88
(69-80)	C	75	
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	
WWW.EPC4U.COM			



Newton Fallowell Swadlincote

01283 217772

swadlincote@newtonfallowell.co.uk