



Orchard Street, Newhall, Swadlincote



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£199,950



Key Features

- Semi Detached Home
- Plenty Of Off Road Parking
- Large Kitchen
- Three Well Proportioned Bedrooms
- Downstairs Guest Cloak Room
- Good Sized Rear Garden
- EPC rating TBC
- Freehold





Newton Fallowell are pleased to be able to offer for sale this good sized three bedroomed semi detached property in Newhall. In brief the accommodation comprises: - entrance hall, lounge, kitchen, conservatory, guest cloak room and on the first floor a landing leads to three bedrooms, shower room and separate wc. Outside the property benefits from a good sized patio area, large lawned area and a plenty of off road parking. Viewings are highly recommended.

Accommodation In Detail

Frosted composite double glazed door with frosted side panel leading to:

Entrance Hall

having staircase rising to first floor.

Lounge 3.11m x 5.57m (10'2" x 18'4")

having marble hearth and wooden surround with fitted gas fire, one central heating radiator, Upvc double glazed window to front elevation and Upvc double glazed floor to ceiling window and door to rear elevation.

Kitchen 4.04m x 5.57m (13'4" x 18'4")

having range of base units with granite effect work top, stainless steel sink and drainer with chrome mixer tap, space for electric oven, space for washing machine, built-in understairs cupboard, cupboard housing gas fired Vaillant combination boiler, consumer unit for electrics one central heating radiator, Upvc double glazed bay window to front elevation, Upvc double glazed windows to side and rear elevations and Upvc double glazed door opening into the conservatory.

Conservatory 2.58m x 1.58m (8'6" x 5'2")

having electrics, space for tumble dryer, Upvc double glazed and door leading to guest cloak room.

Guest Cloak Room 1.55m x 0.82m (5'1" x 2'8")

having low level wc, space saving wash basin, frosted Upvc double glazed window to rear elevation.

On The First Floor

Landing

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

Master Bedroom 3.11m x 4.06m (10'2" x 13'4")

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

Bedroom Two 2.5m x 3.09m (8'2" x 10'1")

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

Bedroom Three 2.18m x 3m (7'2" x 9'10")

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

Shower Room 2.16m x 1.4m (7'1" x 4'7")

having large shower cubicle with sliding glass doors and chrome thermostatic shower, vanity wash basin with chrome mixer tap, full tiling complement, chrome heated towel radiator and frosted Upvc double glazed window to rear elevation.

Separate WC 1.53m x 0.75m (5'0" x 2'6")

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

Outside

To the front of the property is a tarmac driveway providing parking for several vehicles. To the rear is a full enclosed garden with a good sized patio area, steps lead to the lawned area and space for garden shed and bin storage to the side.



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.

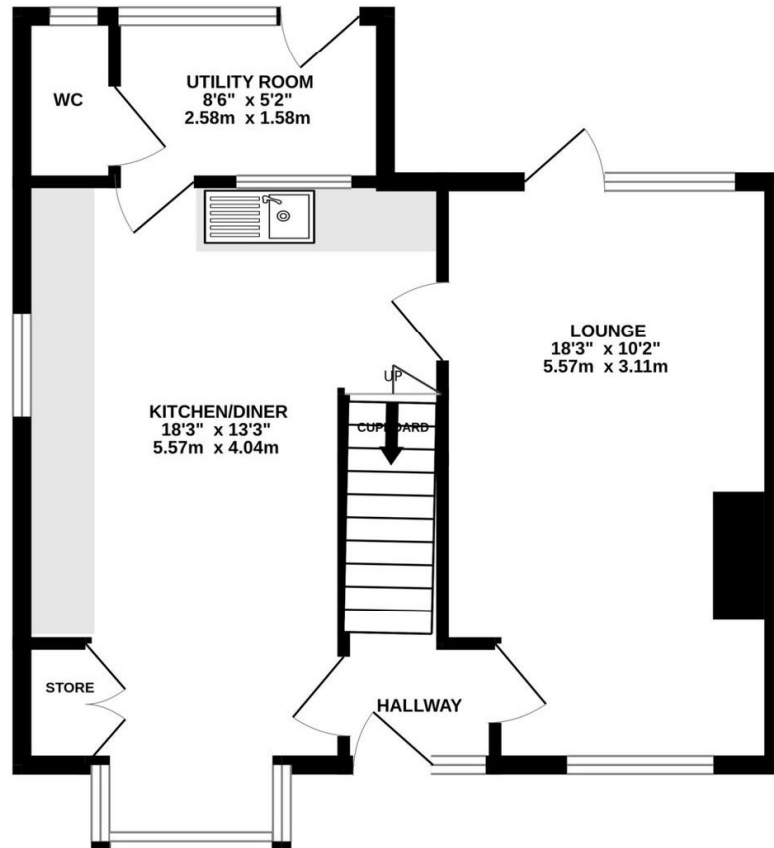
Note

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.

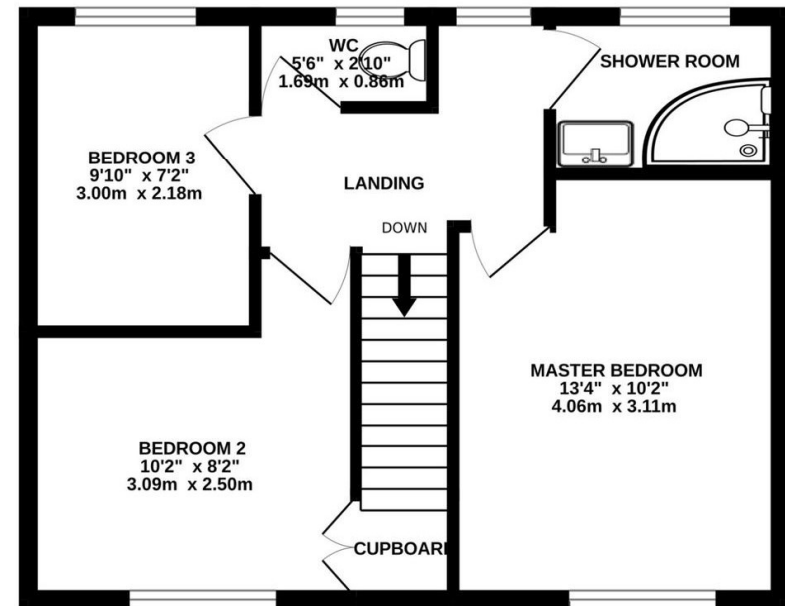




GROUND FLOOR
493 sq.ft. (45.8 sq.m.) approx.



1ST FLOOR
427 sq.ft. (39.7 sq.m.) approx.



TOTAL FLOOR AREA : 920 sq.ft. (85.5 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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