



Bretby Heights, Newhall, Swadlincote



£320,000



Key Features

- No Upward Chain
- Executive Detached Family Home
- Four Bedrooms
- Two Reception Rooms
- Master Bedroom With En-Suite
- Driveway & Double Garge
- EPC rating C
- Freehold





Situated on an executive estate in Newhall this four bedroomed detached family home is brought to the market with no upward chain. This well proportioned family home in brief comprises: - entrance hall, lounge, dining room, breakfast kitchen, utility room, guest cloak room and on the first floor a landing leads to four double bedrooms, en-suite and family bathroom. Externally the property benefits from a detached double garage, a driveway providing parking for up to three vehicles and the rear garden is over two levels and is low maintenance.

Accommodation In Detail

Wooden double glazed door leading to:

Entrance Hall

having staircase rising to first floor, understairs storage, thermostat for central heating, media points and one central heating radiator.

Lounge 3.65m x 6.42m (12'0" x 21'1")

having electric fire with marble surround, media points, two central heating radiators, two Upvc double glazed windows to front elevation and Upvc double glazed French doors with side panels leading out to the rear garden.

Dining Room 3.58m x 3.29m (11'8" x 10'10")

having tv point, one central heating radiator and Upvc double glazed bay window to rear elevation.

Breakfast Kitchen 2.7m x 4.78m (8'11" x 15'8")

having range of base and wall mounted units, granite effect laminate work surfaces, integrated dishwasher and fridge/freezer, electric oven, four ring gas hob with extractor over, stainless steel sink and drainer with chrome mixer tap, under counter lighting, plinth lighting, consumer unit for electrics, one central heating radiator and two Upvc double glazed windows to front elevation.

Utility Room 2.7m x 1.6m (8'11" x 5'2")

having low level storage cupboards, granite effect laminate work surfaces, stainless steel sink and drainer with chrome mixer tap, space for washing machine and tumble dryer, gas fired Baxi boiler, extractor fan, Upvc double glazed window to rear elevation and Upvc double glazed door to rear.

Guest Cloak Room 1.73m x 1.28m (5'8" x 4'2")

having low level wc, vanity wash basin with chrome mixer tap, one central heating radiator frosted Upvc double glazed window to front elevation.

On The First Floor

Landing

having access to loft space, cupboard housing hot water cylinder and one central heating radiator.

Master Bedroom 3.54m x 6.42m (11'7" x 21'1")

having built-in double wardrobes, tv aerial point, BT point, Virgin media point, two central heating radiators, Upvc double glazed windows to front and rear elevations.

En-Suite 1.89m x 2.35m (6'2" x 7'8")

having low level wc, pedestal wash basin with chrome taps, large shower cubicle with thermostat shower, shaver point, extractor fan, one central heating radiator and frosted Upvc double glazed window to front elevation.

Bedroom Two 3.65m x 3.36m (12'0" x 11'0")

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

Bedroom Three 2.78m x 3.02m (9'1" x 9'11")

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

Bedroom Four 2.85m x 2.35m (9'5" x 7'8")

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



Family Bathroom 2.83m x 2.38m (9'4" x 7'10")

having low level wc, pedestal wash basin with chrome taps, shower cubicle with chrome waterfall shower, aqua panelling to shower walls, corner bath with chrome mixer tap together with hand held shower, half height tiling to walls, shaver point, extractor fan, one central heating radiator and frosted Upvc double glazed window to front elevation.

Outside

To the front of the property there is an easy to maintain staggered fore garden, steps lead to the front door. To the side is a double width driveway leading to a detached double garage which has up and over door and power. To the rear is a two tiered garden which is easy to maintain with patio area and outside sockets.

Services

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

Measurement

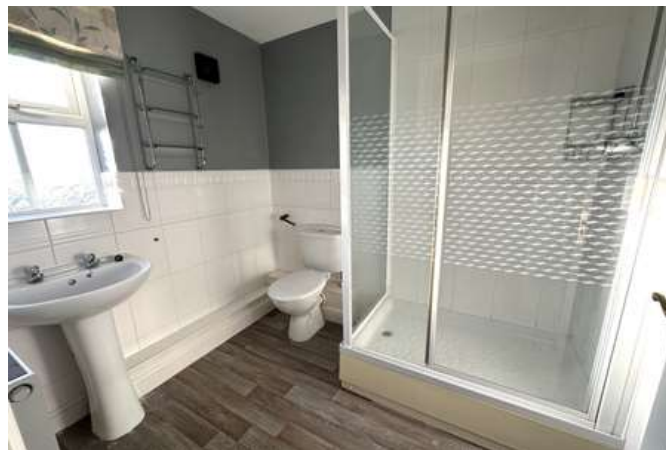
The approximate room sizes are quoted in metric. The imperial equivalent is included in brackets.

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.

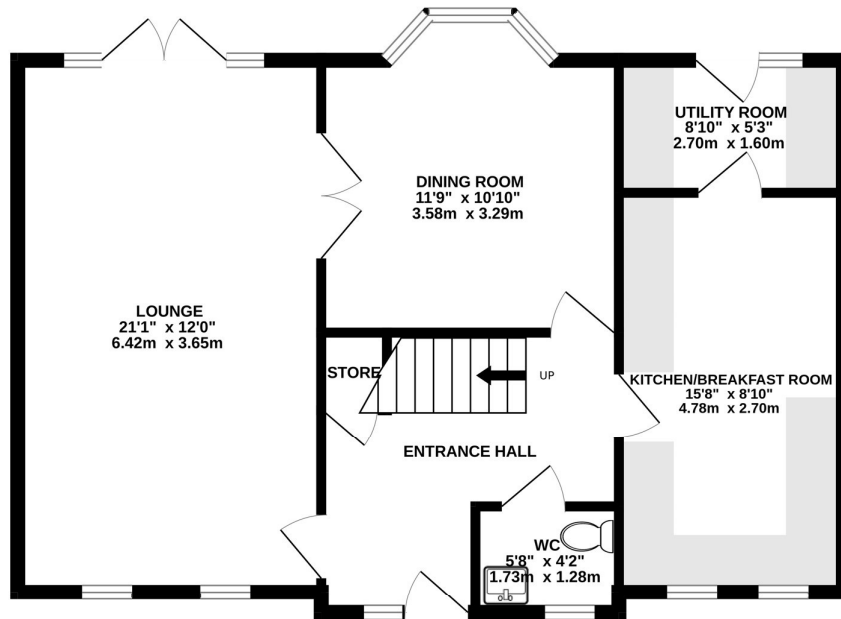
Note

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.

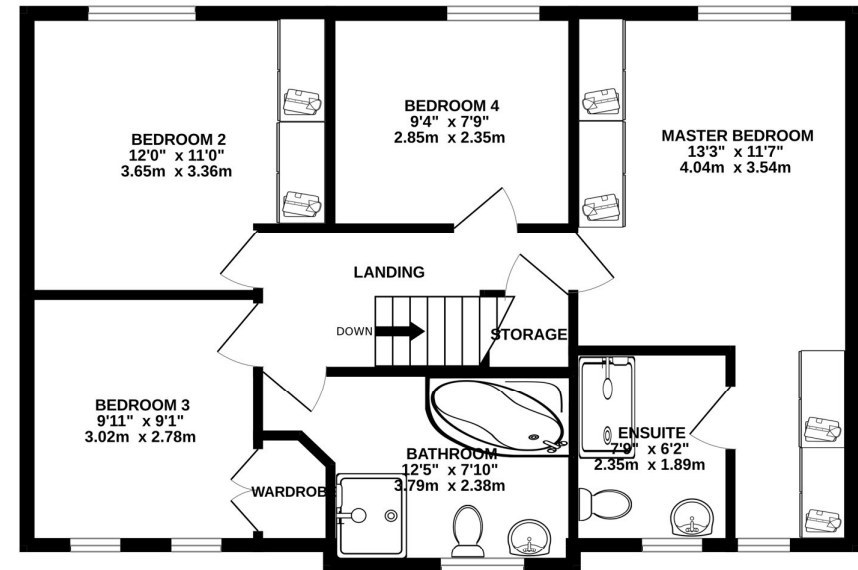




GROUND FLOOR
704 sq.ft. (65.4 sq.m.) approx.



1ST FLOOR
694 sq.ft. (64.4 sq.m.) approx.



TOTAL FLOOR AREA : 1398 sq.ft. (129.9 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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