



49 Park Road, Newhall, Swadlincote,  
Derbyshire





£350,000



## Key Features

- Three Bedroomed Detached Bungalow
- Large Plot
- Substantial Parking
- Abundance Of Potential
- Well Appointed Shower Room
- Gas Fired Heating & Upvc Double Glazing
- EPC rating D
- Freehold





Newton Fallowell are pleased to be able to offer for sale this well proportioned three bedroomed detached dormer bungalow on a prestigious road in Newhall. The property sits well within the large plot, the frontage provides a substantial amount of off road parking and leads to the attached garage. To the rear is a large well established garden which provides plenty of space for entertaining. In brief the property comprises: - entrance hall, lounge diner, dining kitchen, guest cloak room/utility room, two bedrooms and shower room. On the first floor is bedroom two and a shower room. Viewings are highly recommended.

#### Accommodation In Detail

Frosted Upvc double glazed door with Upvc double glazed side panels leading to:

#### Entrance Hall

having staircase rising to first floor, access to loft space, thermostat for central heating and one central heating radiator.

#### Lounge Diner 4.76m x 3.78m (15'7" x 12'5")

having marble hearth and surround, two central heating radiators and two Upvc double glazed windows to rear and front elevations.

#### Dining Area 3.76m x 3.03m (12'4" x 9'11")

#### Dining Kitchen 4.03m x 3.78m (13'2" x 12'5")

having a range of base and wall mounted units, marble effect laminate work surface, space for oven, stainless steel sink and drainer with chrome mixer tap, built-in dishwasher, extractor fan, space for fridge/freezer, larder style unit, tiled splashback, under counter lighting, one central heating radiator and Upvc double glazed window to rear elevation.

#### Pantry Cupboard 1.5m x 1.99m (4'11" x 6'6")

having electric meter, consumer unit, storage space and frosted Upvc double glazed window to side elevation.

#### Porch

having coat hooks, frosted Upvc double glazed door to side patio area.

#### Guest Cloak/ Utility Room 1.5m x 1.68m (4'11" x 5'6")

having low level wc, space and plumbing for washing machine, gas fired Worcester Bosch combination boiler, one central heating radiator and frosted Upvc double glazed window to side elevation.

#### Master Bedroom 4.05m x 3.01m (13'4" x 9'11")

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

#### Bedroom Three 3.03m x 1.82m (9'11" x 6'0")

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

#### Shower Rom 3m x 1.81m (9'10" x 5'11")

having low level wc with hidden cistern, vanity wash basin with chrome mixer tap, walk-in shower with glass screen and chrome thermostatic waterfall shower and hand held shower, aqua panelling to walls, extractor fan, chrome heated towel radiator and frosted Upvc double glazed window to side elevation.

#### On The First Floor

#### Landing

leading to:

#### Bedroom Two 2.93m x 3.85m (9'7" x 12'7")

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

#### Shower Room 2.23m x 1.6m (7'4" x 5'2")

having walk-in shower cubicle with electric shower over and one central heating radiator.





## Outside

To the front is a large frontage with a tarmacadam driveway providing parking for several vehicles and leading to the attached garage. Also a fore garden with lawn, well established planter beds with an array of flowers, bushes and fruit trees. To the rear is an enclosed garden with a large paved patio area, the rest is split into two areas. First part is a large grassed area bordered by well established plants and hedges, a dividing trellis fence leads to the rear garden area with two garden sheds, one being of a substantial size, greenhouse and an array of fruit trees.

## Garage 4.05m x 5.2m (13'4" x 17'1")

having up and over door, consumer unit for electrics, storage in loft space and Upvc double glazed window to rear elevation.

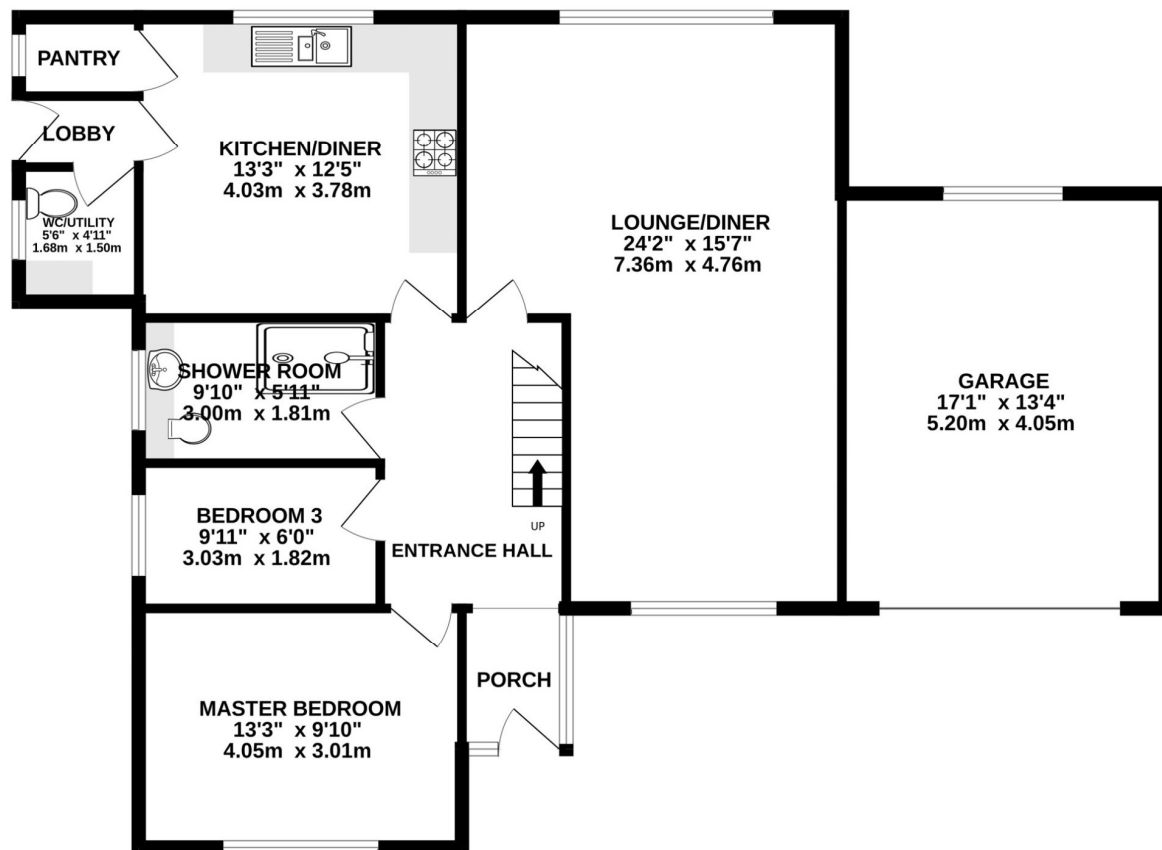




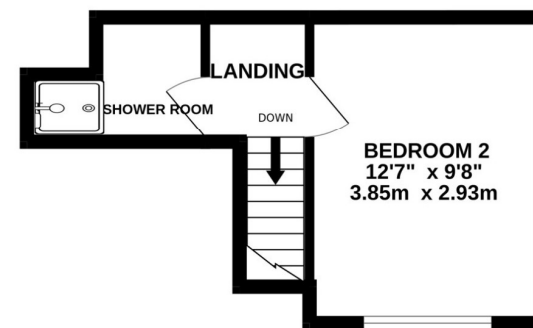




GROUND FLOOR  
1143 sq.ft. (106.2 sq.m.) approx.



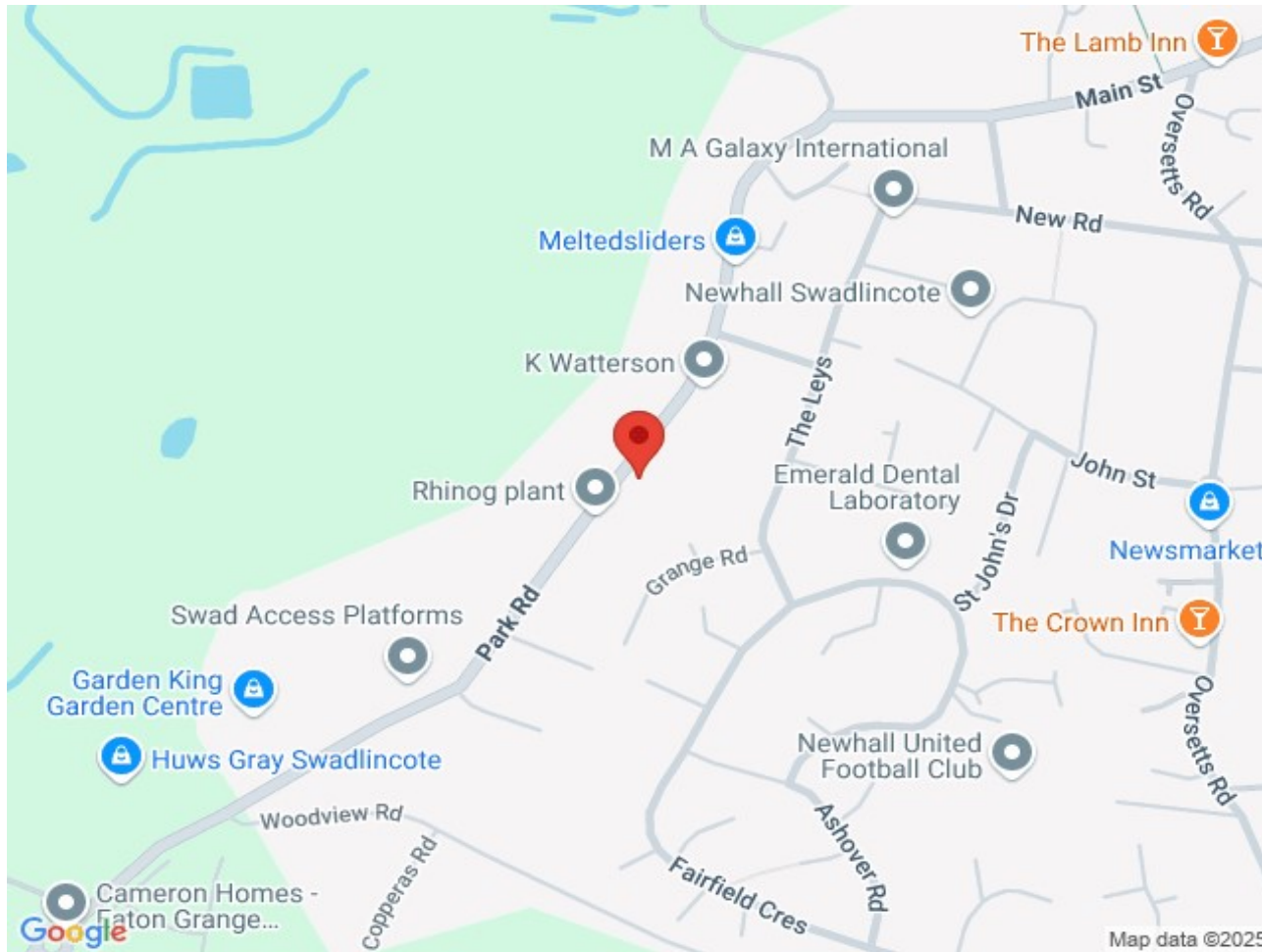
1ST FLOOR  
192 sq.ft. (17.8 sq.m.) approx.



TOTAL FLOOR AREA : 1335 sq.ft. (124.0 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		
A (92+)		
B (81-91)		
C (69-80)		79
D (55-68)	58	
E (39-54)		
F (21-38)		
G (1-20)		
Not energy efficient - higher running costs		
England & Wales EU Directive 2002/91/EC		
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