



Coral Lane, Newhall, Swadlincote,  
Derbyshire





£185,000



## Key Features

- Modern Two Bedroomed Town House
- Off Road Parking For Two Vehicles
- High Level Of Specification Throughout
- Beautifully Presented
- Landscaped South Facing Rear Garden
- Upvc Double Glazing & Gas Fired Central Heating
- EPC rating B
- Freehold





Situated upon this modern and maturing development this immaculately presented two bedroomed starter home is worthy of an internal inspection in order to appreciate the specification on offer. The accommodation in brief comprises: - open plan dining kitchen and a good sized reception room with bi-fold doors opening out to the rear garden. On the first floor a landing leads to two well proportioned bedrooms and beautifully appointed bathroom. Outside to the front is off road parking for two vehicles and to the rear is a good sized porcelain tiled patio and a landscaped enclosed garden.

### Accommodation In Detail

Composite entrance door leading to:

### Open Plan Dining Kitchen 4.44m x 2.76m (14'7" x 9'1")

having an extensive array of two tone light grey and timber effect base and wall mounted units, stainless steel sink and draining unit, plumbing for washing machine, four ring induction hob with oven under and extractor over, integrated fridge/freezer, Upvc double glazed window to front elevation, fitted smoke alarm, high-quality Moduleo timber-effect luxury vinyl tile (LVT) flooring, one double central heating radiator and opening leading through to:

### Reception Room 3.9m x 4.45m (12'10" x 14'7")

having open plan staircase rising to first floor with pine newel posts and turned spindles, useful understairs storage cupboard, one double central heating radiator, fitted mains powered smoke alarm, high-quality Moduleo timber-effect luxury vinyl tile (LVT) flooring and Upvc double glazed bi-fold windows opening out to the rear patio.

### Guest Cloak Room

having low level wc, pedestal wash basin and one central heating radiator.

### On The First Floor

### Landing

having access to loft space and mains powered smoke alarm.

### Master Bedroom 2.78m x 3.82m (9'1" x 12'6")

having twin Upvc double glazed windows to front elevation, one central heating radiator and range of built-in mirror fronted double wardrobes.

### Bedroom Two

having Upvc double glazed window to rear elevation, one central heating radiator and useful overstairs storage cupboard housing fitted Potterton condensing combi gas fired central heating boiler.

### Bathroom

having high quality Sotteini suite comprising low level wc, pedestal wash basin, panelled bath with thermostatically controlled shower over together with glass and chrome folding screen, full tiling complement to bath area and full tiling to one further wall, obscure Upvc double glazed window to rear elevation, heated chrome ladder towel radiator, fitted shaver point and low intensity spotlights to ceiling.

### 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.

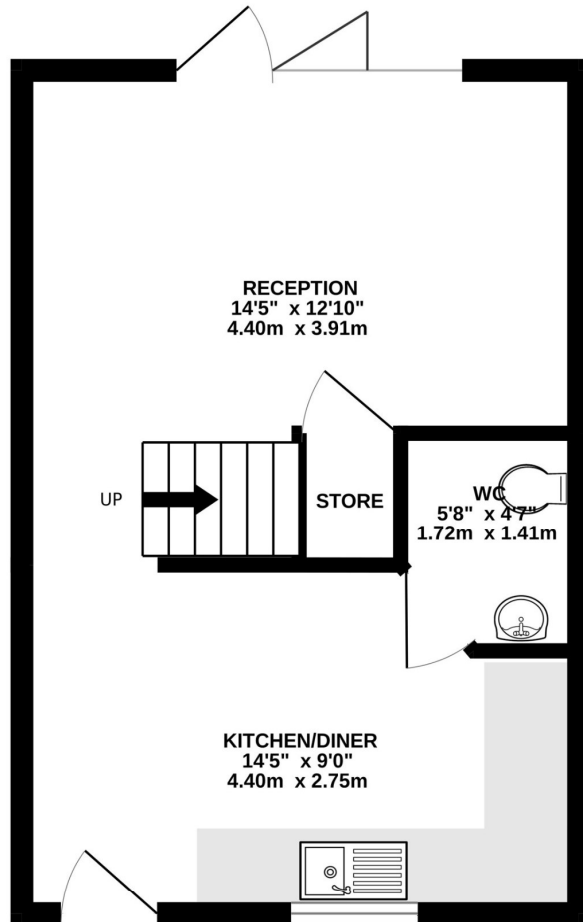
### Tenure

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.

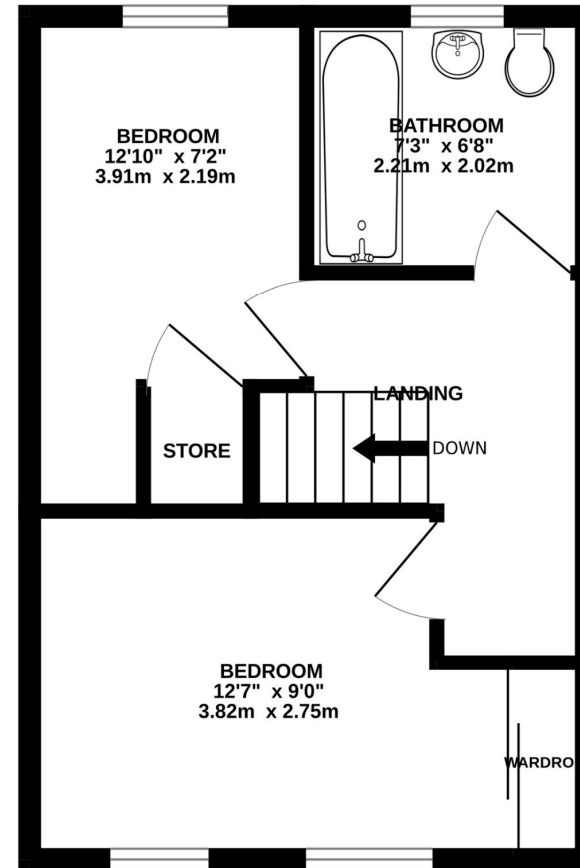
### Note

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  
316 sq.ft. (29.3 sq.m.) approx.



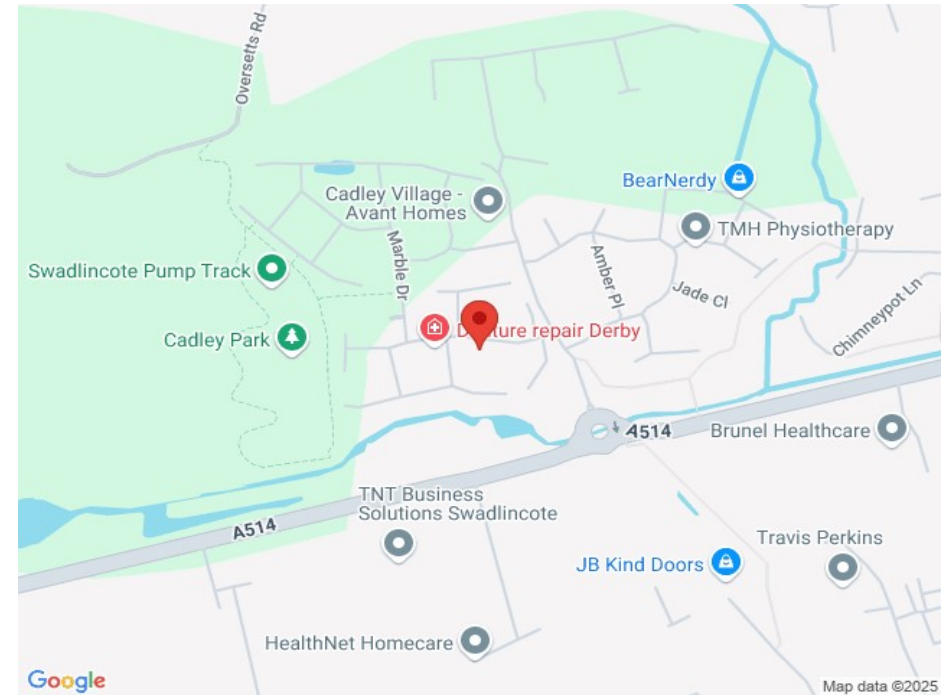
1ST FLOOR  
316 sq.ft. (29.3 sq.m.) approx.



TOTAL FLOOR AREA : 632 sq.ft. (58.7 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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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		97
(81-91) <b>B</b>	83	
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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