



The Rise, Newhall, Swadlincote



£200,000



Key Features

- Chalet Bungalow
- Heavily Extended
- Three Reception Rooms
- Three Bedrooms & Three Bathrooms
- Off Road Parking For Several Vehicles
- No Upward Chain
- EPC rating TBC
- Freehold





Newton Fallowell are pleased to be able to offer for sale this heavily extended three bedroomed semi detached chalet bungalow. Benefiting from alternative living accommodation, off road parking for several vehicles and three reception rooms this property needs to be viewed to be able to appreciate the size. The accommodation in brief comprises: - kitchen, lounge, dining room, conservatory, bedroom one with wet room and bedroom two, this can be used as an annexe with its own kitchenette and shower room. On the first floor is a master bedrooms and bathroom. One of the features this property offers is a back-up generator providing constant electric.

Accommodation In Details

Frosted Upvc double glazed door leading to:

Kitchen 2.46m x 3.83m (8'1" x 12'7")

having range of base and wall mounted units, granite effect working surfaces, composite sink and drainer with brass taps, four ring gas hob with extractor over, electric oven, integrated fridge/freezer, space for washing machine, tiled splashback, one central heating radiator and Upvc double glazed window to front elevation.

Lounge 3.57m x 5.25m (11'8" x 17'2")

having frosted Upvc double glazed front door, gas fire with tiled hearth and brick chimney breast, two central heating radiators and Upvc double glazed bow window to front elevation.

Dining Room 2.57m x 3.18m (8'5" x 10'5")

having one central heating radiator and Upvc double glazed sliding patio doors leading into:

Conservatory 5.53m x 2.15m (18'1" x 7'1")

having one central heating radiator, Upvc double glazed windows to rear elevation, Upvc double glazed door to rear and Upvc double glazed door leading to the driveway.

Bedroom Two 3.55m x 3.18m (11'7" x 10'5")

having two central heating radiators and aluminium double glazed door to rear elevation opening into the conservatory.

Wet Room 1.54m x 2.59m (5'1" x 8'6")

having low level wc, space saving wash basin with chrome taps, extractor fan, bi-fold doors to wet room area with electric shower, full tiling complement, one central heating radiator and frosted Upvc double glazed window to side elevation.

Lobby

having door leading into the conservatory and frosted Upvc double glazed door leading to the driveway.

Kitchenette 2.42m x 1.76m (7'11" x 5'10")

having range of base and wall mounted units, stainless steel sink and drainer, space for fridge/freezer and washing machine, one central heating radiator and gas fired central heating boiler.

Bedroom Three 2.42m x 2.44m (7'11" x 8'0")

having consumer unit for electrics, one central heating radiator and Upvc double glazed window to rear elevation.

Shower Room 1.1m x 2.25m (3'7" x 7'5")

having low level wc, space saving wash basin with chrome taps, walk-in shower cubicle with thermostatic shower over, extractor fan, one central heating radiator and frosted Upvc double glazed window to front elevation.

Hallway

having staircase rising to first floor, built-in storage cupboard housing thermostat for central heating.



On The First Floor

Landing

having built-in storage cupboard.

Master Bedroom 3.58m x 4.4m (11'8" x 14'5")

having built-in double wardrobe and storage, dressing table, two central heating radiators and Upvc double glazed window to front elevation.

Bathroom 1.57m x 3.45m (5'2" x 11'4")

having low level wc, pedestal wash basin with chrome taps, bath with chrome taps and thermostatic shower over, built-in storage cupboard housing hot water cylinder, access to both loft spaces, tiling complement, one central heating radiator and frosted Upvc double glazed window to side elevation.

Outside

To the front is a full width printed concrete driveway and a further printed concrete driveway leads down the side of the property. To the rear is a fully enclosed garden with a good sized patio area, lawned area, space for garden shed and a back-up generator for the extension.

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

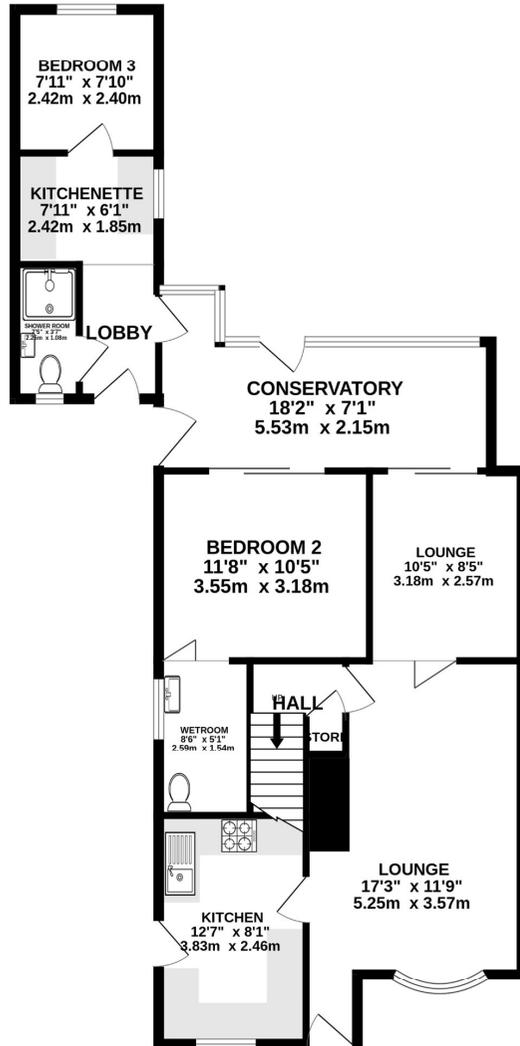
Freehold - with vacant possession upon completion. Newton Fallowell recommend that purchasers satisfy themselves as to the tenure of the property and we would recommend that they consult a legal representative such as a Solicitor appointed in their purchase.

Note

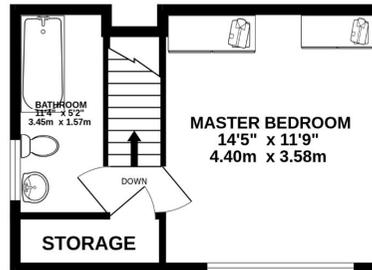
The services, systems and appliances listed in this specification have not been tested by Newton Fallowell and no guarantee as to their operating ability or their efficiency can be given.



GROUND FLOOR
896 sq.ft. (83.3 sq.m.) approx.



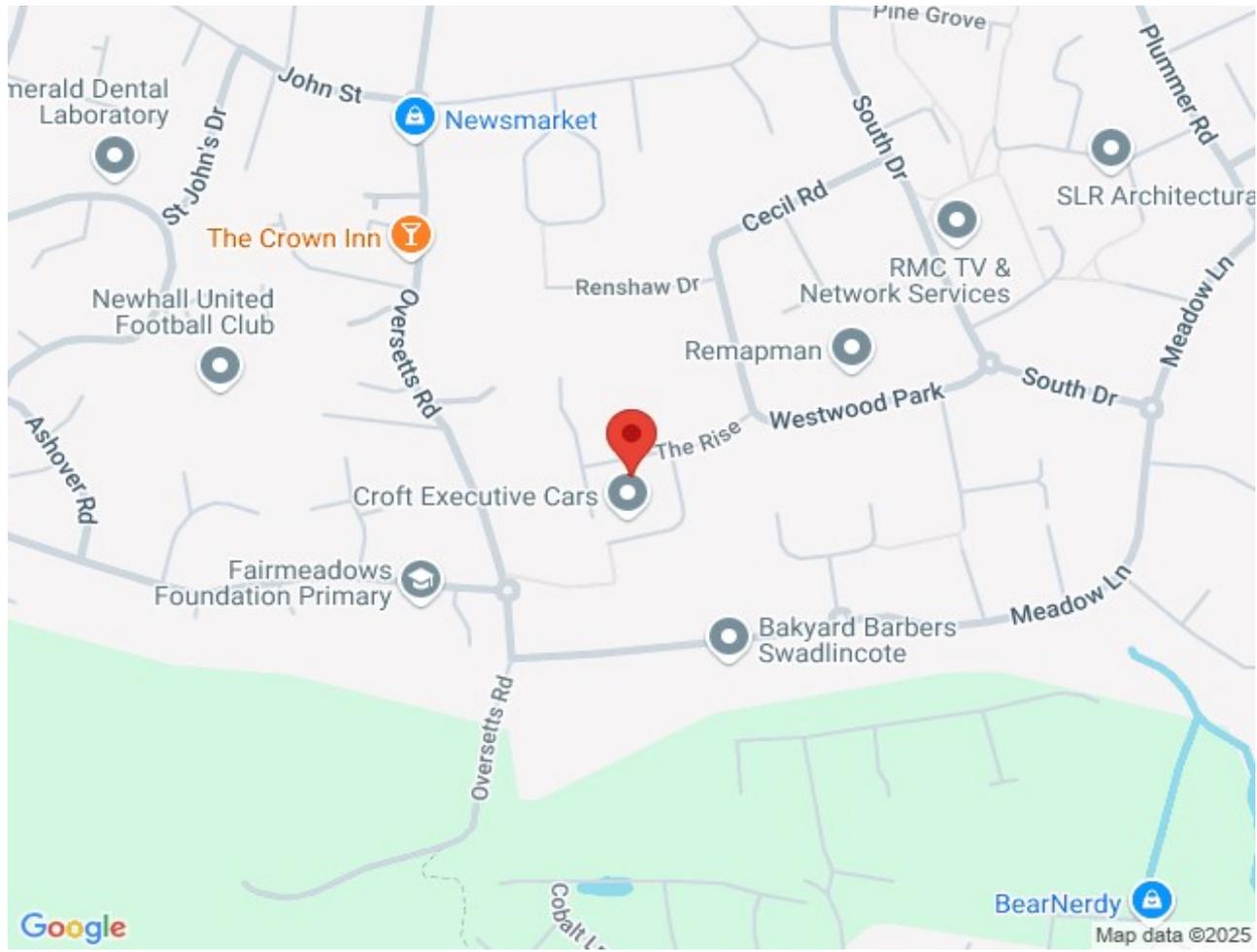
1ST FLOOR
280 sq.ft. (26.0 sq.m.) approx.



TOTAL FLOOR AREA : 1177 sq.ft. (109.3 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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