



**47 New Road**  
**Newhall, Swadlincote DE11 0TH**  
**Reduced to £228,000**

**lizmilsom**  
**properties** 



## 47 New Road, Newhall, Swadlincote DE11 0TH

**\*\* LIZ MILSOM PROPERTIES \*\*** are delighted to bring to the market this MODERN THREE BEDROOM SEMI-DETACHED family home, upgraded by the current vendors and situated on a generously sized plot. The property features a welcoming reception hallway, a spacious through lounge/diner, and a well-appointed fitted kitchen. Upstairs, there are three comfortable bedrooms and a modern shower room. The front elevation offers OFF ROAD PARKING, while the low-maintenance rear garden includes a charming log cabin, perfect for clients working from home. Don't miss the opportunity to view this delightful property—schedule a viewing today! EPC Rating "D"/Council Tax Band "B".....

- Ideal for Families, Downsizers or FTB's
- UPVc Double Glazing & GCH
- Two Double & One Single Bedrooms
- Spacious Lounge/Diner
- LOG CABIN
- Great 3 Bedroom Family Home
- Ample OFF ROAD PARKING
- Modern Shower Room
- Beautiful Fitted Kitchen
- Excellent amenities, easy access M42



## Location

Situated on a bus route providing easy access into the nearby towns of Swadlincote and Burton upon Trent. Newhall itself has excellent facilities including post office, doctors surgery, chemist, supermarket, schools of all grades and recreational facilities. The property is ideal for the commuter with excellent road links to the towns of Burton on Trent, Ashby-de-la-Zouch, Swadlincote via the A511, A514 and A38 which in turn lead to the city centres of Lichfield, Birmingham and Nottingham and the M42 motorway network is within close proximity leading to the M1 and beyond.

## Ground Floor - Overview

The property is entered via a newly fitted front entrance door with contrasting door furniture, leading directly into the reception hallway. This space provides access to all ground floor accommodations and features carpeted stairs to the first floor and landing. The spacious lounge/diner, accessible from both the reception hallway and the fitted kitchen, boasts a bay window overlooking the front elevation. A focal point of this room is the modern fire surround with an inset gas fire, complemented by carpeted flooring, a centre light point, TV media point, and an archway leading to the dining area. The dining area, with a window overlooking the rear elevation and carpeted flooring, is a great-sized room. The modern fitted kitchen, located at the rear of the property, includes a door to the rear garden and patio area. It is equipped with a range of "Cashmere" high gloss wall and floor-mounted units, included in the sale are the integrated induction hob, extractor, oven, microwave, slimline dishwasher and fridge freezer.

## First Floor - Overview

Proceeding from the reception hallway to the landing area where all first floor accommodation is accessible. The master bedroom, a generously sized double room overlooking the front elevation, features triple fitted wardrobes, newly fitted carpets, a centre light point, a radiator, and an airing cupboard. The second double bedroom, located at the rear elevation, also includes carpeted flooring, a centre light point, and a radiator. Bedroom three, currently adapted by the vendors for storage, can easily be converted back to a single bedroom if desired. Completing the first-floor accommodation is the modern fitted shower room, boasting a beautiful three-piece suite with a double shower cubicle featuring an inset mains shower, a closed closet sink unit with low-level WC, and complimentary tiling on the walls.

## Spacious Lounge

11'11 x 12'5 (3.63m x 3.78m)

## Through Dining Room

10'0 x 10'6 (3.05m x 3.20m)

## New Fitted Kitchen

10'7 x 8'0 (3.23m x 2.44m)

## Stairs to First Floor & Landing

## Bedroom One

12' 4 10'5 (3.66m 1.22m 3.18m )

## Bedroom Two

10'0 x 9'10 (3.05m x 3.00m)

## Bedroom Three

8'0 x 7'6 (2.44m x 2.29m)

## Family Shower Room

## Overview - Front Elevation

Outside, the front elevation offers OFF ROAD PARKING for three vehicles. The garden is designed for low maintenance, featuring an array of potted shrubs and plants. To the side elevation, a wooden service gate provides direct access to the stunning, fully enclosed rear garden.

## Overview - Rear Elevation

The rear garden is stunning and offers complete privacy, as it is not overlooked. A large log cabin, included in the sale, features an electric supply, laminated flooring, a wall-mounted electric fire, spotlight feature lighting, and double doors that open onto the low-maintenance garden. The garden itself is beautifully designed with fenced panel boundaries, a cosy seating area, and an array of potted plants that provide vibrant colour throughout the year.

## Viewing Strictly Through Liz Milsom Properties

To view this lovely property please contact our dedicated Sales Team at LIZ MILSOM PROPERTIES.

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9.00 am - 5.00 pm Friday

9.00 am – 4.00 pm Saturday

Closed - Sunday

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## Measurements

Please note that room sizes are quoted in metres to the nearest tenth of a metre measured from wall to wall. The imperial equivalent is included as an approximate guide for applicants not fully conversant with the metric system. Room measurements are included as a guide to room sizes and are not intended to be used when ordering carpets or flooring.

## Services

Water, mains gas and electricity are connected. The services, systems and appliances listed in this specification have not been tested by Liz Milsom Properties Ltd and no guarantee as to their operating ability or their efficiency can be given.

## Disclaimer

The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing.

## Services

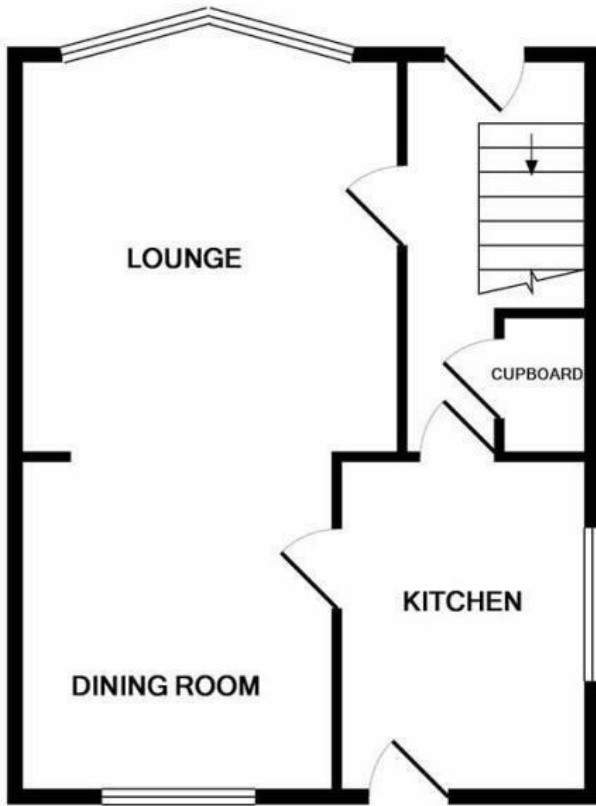
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LMP/DLG/MAC Draft 1 16.5.2024

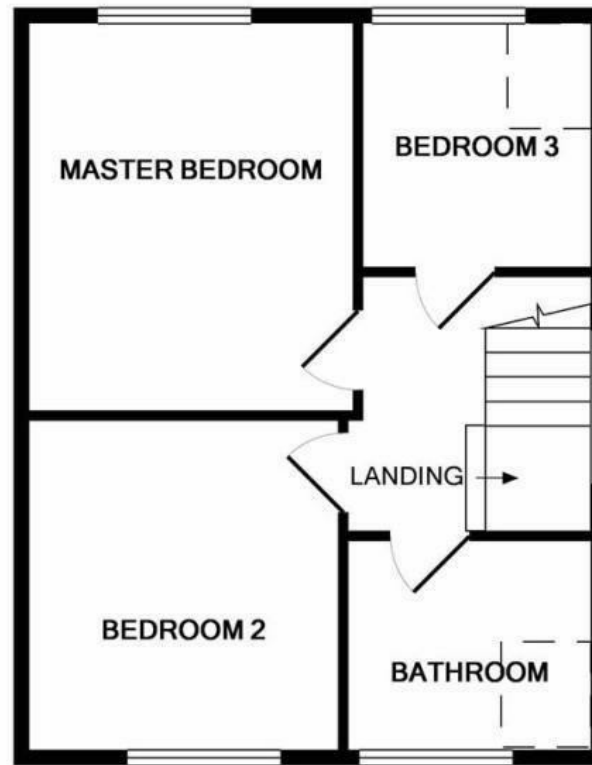








GROUND FLOOR  
APPROX. FLOOR  
AREA 419 SQ.FT.  
(39.0 SQ.M.)



1ST FLOOR  
APPROX. FLOOR  
AREA 414 SQ.FT.  
(38.5 SQ.M.)

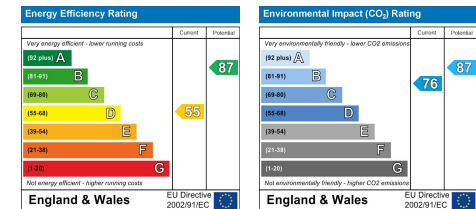
TOTAL APPROX. FLOOR AREA 833 SQ.FT. (77.4 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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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## Directions

The property is best approached by travelling out of Swadlincote town centre along Civic Way. Proceed towards Sainsburys; at the roundabout turn right in to Darklands Road. At the top of the hill turn left in to Union Road which then becomes High Street, Newhall and in turn, Main Street. At the mini roundabout proceed straight ahead into Main Street. Take the fourth left hand turn in to The Leys bearing left at the junction proceed for a short distance where the property can be found on the left hand side.



Seabrook House, Dinmore Grange, Hartshorne,  
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## COUNCIL TAX

Band: B

The vendor informs us that the property is Freehold, however we have not inspected the title deeds. We would advise you consult your own solicitor to verify the tenure.



## THE TEAM

Liz and her team, who are dedicated and strive to provide you with excellent service.... And REMEMBER we are only a phone call or click away.

## GENERAL INFORMATION

NOTE: Whilst we endeavour to make our sales details accurate and reliable, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information for you, particularly if you are contemplating travelling some distance to view the property.

## MONEY LAUNDERING

All Estate Agents are required by Law to check the identification of all Purchasers prior to instructing solicitors on an agreed sale and for all Sellers prior to commencing marketing a property. Suitable forms of ID include new style Drivers Licence and signed Passport.

## THE NATIONAL ASSOCIATION OF ESTATE AGENTS (NAEA)/THE PROPERTY OMBUDSMAN SCHEME

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