



27 Bretby Heights
Newhall, DE11 0BS
£264,950

lizmilsom
properties 

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SPLENDID DETACHED FAMILY HOME, offered **CHAIN FREE**, in quiet cul-de-sac location - **PERFECT FOR YOUNG FAMILIES & FIRST TIME BUYERS!**, offered for sale with *****LIZ MILSOM PROPERTIES*****. This detached property is beautifully presented and neutrally decorated throughout, providing a blank canvas, for buyers & with newly fitted carpets.... What are you waiting for? Call us to to view **NOW!** Reception Hall, Good sized Lounge Diner with French doors, Fitted modern Kitchen with oven and hob, Cloaks/WC. To the first floor, the home offers three bedrooms, comprising two doubles and a single with family bathroom. The main bedroom comes with the added advantage of an en-suite and built-in wardrobes. Garage and private driveway and low maintenance rear garden. Council Tax Band C and EPC rating C. **HURRY TO VIEW!**

- Offered **CHAIN FREE!**
- With new carpets throughout
- Light and airy Lounge/Diner
- 2 further well proportioned bedrooms
- Garage and off road parking
- Splendid detached family home
- Fitted Kitchen with oven, hob
- Master bedroom wth & En Suite
- Low maintenance rear garden
- Hurry to view - Book your viewing!



Location

The property occupies a pleasant prominent position, in this quiet established cul-de-sac location just off Wood Lane and is set back from the road. Newhall is well placed for the commuter with excellent road links leading to the towns of Burton on Trent, Ashby de la Zouch and excellent motorway networks. A bus stop is situated within close proximity of the property and local amenities are situated within High Street and Main Street, Newhall including shops, Sainsbury's Convenience Store, hairdressers, Doctors, chemist etc. Newhall has excellent bus routes into Swadlincote and neighbouring towns, also ideally located for schools which include within easy walking distance infant, primary and comprehensive.

Overview

This beautifully presented property benefits from gas central heating and double glazing throughout, offering ready to move into accommodation.

This detached property, listed for sale, is beautifully presented and neutrally decorated throughout, providing a blank canvas for any potential buyer.

Upon entering the property there is a welcoming Entrance Hall, which leads into the light and modern splendid fitted kitchen, having an excellent range of wall and floor mounted high gloss units with ample appliance space, oven, hob and newly fitted practical flooring. The property also features a separate, good sized reception room located to the rear of the property with fire surround with fitted electric fire. This room is perfect for entertaining with plenty of space for a dining area and ideal for relaxing and unwinding, with French doors leading out to the low maintenance rear garden. Completing the ground floor accommodation is the Guest Cloaks/WC, a valuable benefit with children.

The home offers three bedrooms, comprising two doubles and a single. The main bedroom comes with the added advantage of an en-suite and built-in wardrobes, providing ample storage space. The family bathroom concludes the first floor.

Agents Comments

The property holds an EPC rating of C and falls under the council tax band C. Located in an area with strong public transport links, nearby schools, local amenities, and a strong local community, this home is perfect for families and couples alike. In conclusion, this property offers a unique blend of comfort, functionality, and convenience. Whether you're a family needing space, or a couple seeking a comfortable abode, this property is a fantastic opportunity not to be missed.

The ready to move into accommodation:-

Reception Hall

Ground floor Cloaks/WC

Fitted high gloss Kitchen

13'11 x 10'6 (4.24m x 3.20m)

Rear Lounge/Diner

18'10 x 11'5 (5.74m x 3.48m)

Stairs to First floor and Landing

Master double bedroom

15'5 x 10'8 (4.70m x 3.25m)

En Suite Shower Room

Double bedroom

11'1" x 10'2" (3.4m x 3.1m)

Bedroom

8'8" x 8'0" (2.64m x 2.44m)

Family bathroom

Outside

The property occupies a particularly pleasant position in this well established quiet cul-de-sac which has LIMITED TRAFFIC due to the number of properties. The property is set back from the road behind a lawned front garden.

Private driveway providing off road parking

A rare and valuable asset for any property.

Integral garage

17'6 x 8'0 (5.33m x 2.44m)

An added bonus is the integral garage, With metal up and over door, power and light supply. Perfect for storage too, suiting families needs.

Fully enclosed rear garden

The rear garden is low maintenance with two separate decked areas perfect for entertaining, and gravelled areas, with panelled fencing boundaries.

Tenure

Freehold - with vacant possession on completion. Liz Milsom Properties Limited recommend that purchasers satisfy themselves as to the tenure of this property and we recommend they consult a legal representative such as a solicitor appointed in their purchase.

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.

Viewing Strictly Through Liz Milsom Properties

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

We provide an efficient and easy selling/buying process, with the use of latest computer and internet technology combined with unrivalled local knowledge and expertise. PUT YOUR TRUST IN US, we have a proven track record of success as the TOP SELLING AGENT locally – offering straight forward honest advice with COMPETITIVE FIXED FEES.

Available:

9.00 am – 6.00 pm Monday, Tuesday, Wednesday

9.00 am - 8.00 pm Thursday

9.00 am - 5.00 pm Friday

9.00 am – 4.00 pm Saturday

Closed - Sunday

CALL THE MULTI-AWARD WINNING AGENT TODAY

Measurements

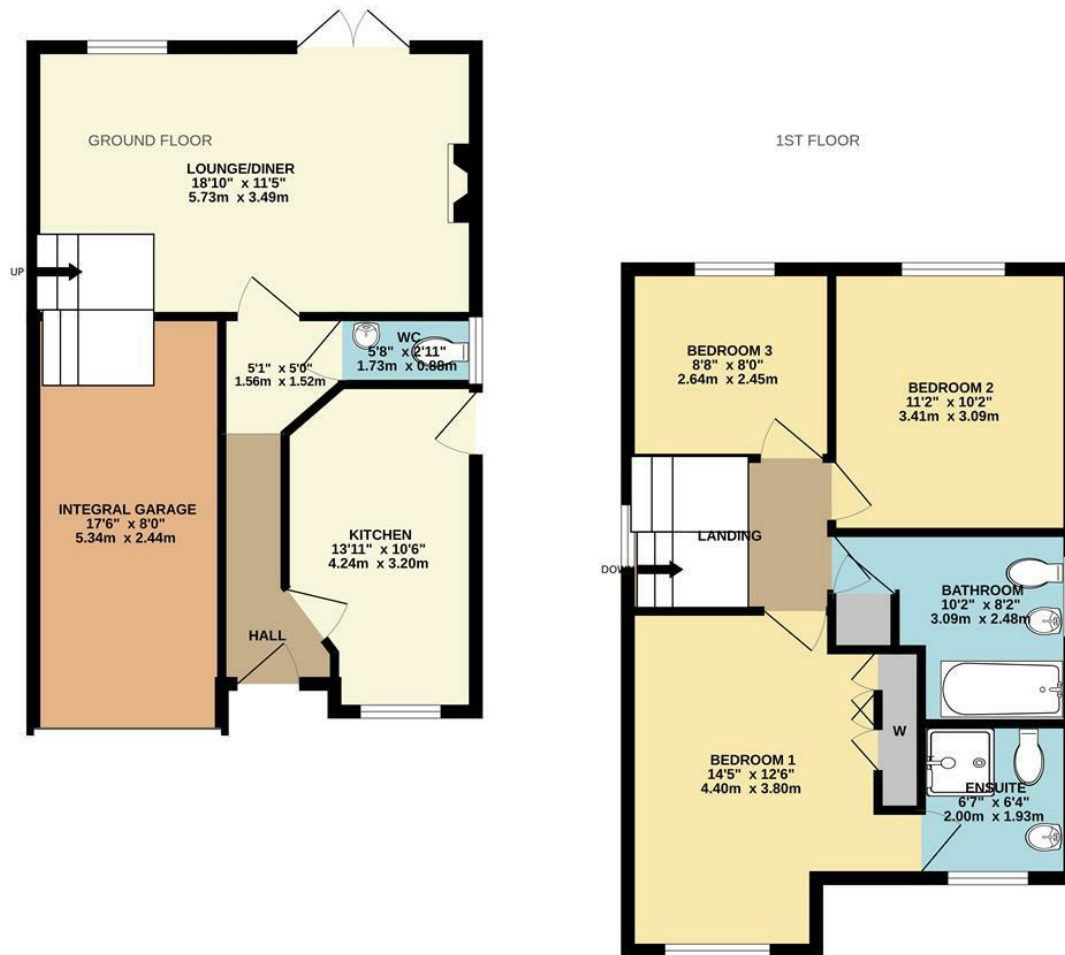
Please note that room sizes are quoted in metres to the nearest tenth of a metre measured from wall to wall. The imperial equivalent is included as an approximate guide for applicants not fully conversant with the metric system. Room measurements are included as a guide to room sizes and are not intended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

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.

LMPL/LMM/22.08.2024/1 DRAFT

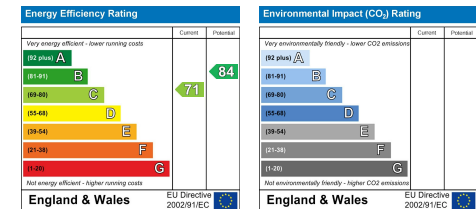




Directions

The property is best approached by travelling from the Swadlincote town centre towards Burton On Trent along the A511 Burton Road. Upon reaching the mini roundabout take the first exit into Wood Lane, immediately prior to the Chesterfield Public House. Proceed for a short distance turning right into Bretby Hollow, then the next left onto Bretby Heights where the subject property is situated on the left hand side clearly denoted by our distinctive red 'For Sale' board. For SAT NAV PURPOSES - Use DE11 0BS.

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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COUNCIL TAX

Band: C

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

Liz Milsom properties Ltd are proud to be a member of the NAEA and subscribe to their Rules of Conduct and are a member of The Property Ombudsman Scheme (TPO) Code of Practice.

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circumstances. The fee is up to 1% but a typical fee is 0.3% of the amount borrowed.

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