



**23 Yew Tree Road**  
**, DE11 0NL**  
**Offers in the region of £275,000**

**lizmilsom**  
**properties** 



## 23 Yew Tree Road, DE11 0NL

Deceptively spacious DETACHED two bedroom BUNGALOW which stands on a generous sized plot, Internal inspection will reveal : Reception Porch, Spacious Lounge, Dining area, Newly fitted Kitchen, 2 good size bedrooms one with fitted wardrobes and completing the accommodation is the family bathroom. Occupying a pleasant position set well back from the road, so handy for the town centre, schools and local amenities, together with excellent road links Outside: driveway providing ample off road parking, leading to GARAGE and gardens. EPC rating E / Council Tax D. OFFERED WITH NO UPWARD CHAIN VIEWING IS ABSOLUTELY ESSENTIAL to appreciate all that this Bungalow has to offer!!

- Fantastic 2 bed Detached Bungalow
- Dining Area
- Fantastic Size bedrooms
- Generous size Rear Garden
- OFFERED WITH NO UPWARD CHAIN
- Spacious Lounge
- Modern Kitchen
- Family Bathroom
- Ample Off Road parking to the front
- EPC: E / Tax Band: C



## Location

Newhall itself has excellent facilities including post office, doctors surgery, chemist, local convenience store, 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.

## Overview

Welcome to 23 Yew Tree Road, a charming detached 2-bedroom bungalow, perfectly situated in the popular area of Newhall. Set back from the road, this delightful property boasts a walled front boundary and a block-paved driveway offering ample off-road parking. Beautifully maintained shrubs and plants enhance its curb appeal, creating a welcoming first impression.

As you step through the entrance porch, which houses the property's fuse box, you are greeted by double doors leading into a light and airy entrance hall. This spacious area features modern LVT flooring and a central light point, with access to all major rooms, including both bedrooms, the family bathroom, and the spacious lounge.

The spacious lounge is the heart of the home, offering a generous living area. Located to the front of the property, the lounge is complemented by a gas fire with a back boiler, adding a cozy charm to the space. With carpeted flooring, a large side window allowing for plenty of natural light, a TV point, and a central light fixture. The lounge opens into a dining area, which enjoys dual-aspect windows, providing views of both the front and side of the property. The dining area also features carpeted flooring, spotlights, and a central light point, making it a wonderful space for family meals or gatherings.

The newly fitted kitchen is equipped with sleek light grey wall and floor units providing ample storage, integrated dishwasher and bin, and space for a fridge freezer and wine cooler. The kitchen also boasts a modern 5-ring hob with extractor, a sink with drainer, and spotlights, all laid out on easy-maintenance LVT flooring. Off the kitchen, an inner hallway leads to two side doors offering access to the rear garden and side of the property, with a handy utility cupboard that has plumbing for a washing machine.

Bedroom One, a spacious double room, is located to the rear of the bungalow, featuring a large window overlooking the beautifully landscaped garden. Bedroom Two, located at the front, benefits from fitted wardrobes, providing valuable storage space, and a window with views over the front elevation.

The family bathroom completes the indoor accommodation, featuring a stylish white three-piece suite comprising a panelled bath with shower screen and shower over, low-level WC, and pedestal wash basin. The bathroom is finished with tiled flooring and walls, storage cupboards, a heated towel rail, and a frosted glass window.

The rear garden is a true haven for gardening enthusiasts, offering a lush lawn bordered by mature plants and shrubs. A patio and decking area provide the perfect space for outdoor dining or relaxing during the warmer months. Fenced borders ensure privacy, and a side gate provides access to the detached garage, which also has a handy door from the garden.

This charming bungalow is offered with no upward chain, making it ideal for those seeking to downsize or looking for a quick sale. With its fantastic location, spacious layout, and beautifully maintained gardens, 23 Yew Tree Road is a must-see.

### Entrance Hallway

8'9" x 5'0" (2.68 x 1.53)

### Fitted Kitchen

8'5" x 7'8" (2.58 x 2.36)

### Spacious Lounge

14'5" x 10'9" (4.41 x 3.30)

### Dining Area

10'8" x 9'6" (3.27 x 2.92)

### Bedroom One

10'0" x 7'10" (3.05 x 2.41 )

### Bedroom Two

11'10" x 10'10" (3.61 x 3.31)

### Family Bathroom

7'5" x 3'10" (2.28 x 1.18)

### Viewing Strictly Through Liz Milsom Properties

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## 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.

## 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.









## 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

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## 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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