



34 Laburnum Road
Newhall, Derbyshire DE11 0NR
Offers over £214,950

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properties 

34 Laburnum Road, Newhall, Derbyshire DE11 0NR

***** LIZ MILSOM PROPERTIES ***** are delighted to offer this smart and spacious extended Family Home. This impressive three bedroom semi detached offers accommodation which includes a spacious Lounge/diner, super fitted kitchen with integrated appliances, Guest Cloaks/WC. To the first floor there are three generous bedrooms, the main bedroom with fitted wardrobes and 3 piece family bathroom. Outside there is plenty of off road parking, a large 22 ft car port, separate detached garage and a low maintenance enclosed rear garden Call the office on 01283 219336 to arrange your viewing.

- 3 bed semi-detached Family Home
- Spacious Lounge/Diner
- Main bedroom with fitted wardrobes
- Family Bathroom
- Separate detached garage
- Fabulous Fitted Kitchen
- Useful Ground Floor WC
- 2 Good Size bedrooms
- New Driveway offers plenty of parking including a Car port
- EPC: C / Tax Band: B



Location

Prominently located on this well established and popular residential area, with many cul-de-sac similiar roads leading off. It is popular with families and commuters given it's central location and excellent access to the motorway network. The village of 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, Convenience Store, hairdressers, Post office Doctors, chemist etc. Within easy walking distance are both infants, primary and secondary schooling all located on Sunnyside and Bretby Road, Newhall.

Overview - Ground floor

To the front the property benefits from a new driveway provide ample space for vehicles along with a secure wooden gate which leads to the car port and garage providing further parking. The main entrance to the property is to the side, with a PVCu door leading into the fabulous fitted Kitchen, being well equipped with white high gloss fitted wall and floor mounted units, with complimentary tiling and inset stainless steel drainer sink. The integrated appliances include electric oven, hob,extractor hood and integrated washing machine. There is a window which overlooks the front elevation and completing the look is the quality laminate flooring. Access then leads to the inner hall with a useful under stairs cupboard with stairs leading off to the first floor. To the immediate left is the newest addition which is the Guest Cloaks/WC which is fully tiled with a modern contemporary two piece white suite comprising of low-level WC and wash hand basin. There is a fitted chrome towel rail and frosted glass window. Last but not least is the light and airy Lounge/Diner a great size room located to the rear of the property, with fire surround and fitted gas fire, splendid oak flooring and large patio doors overlooking the delightful rear garden.

Overview - First floor

To the first floor and landing there are carpeted stairs and landing with built in airing cupboard and all the accommodation leads off. There is also access to the loft with fitted ladder. The master bedroom overlooks the garden and has fitted wardrobes the length of one wall and is a lovely light room enjoying plenty of natual daylight and is a great sized double bedroom. Bedroom two and bedroom three are both located to the front of the property and are generously

sized bedrooms with bed three having a fitted wardrobe. The family bathroom completes the accommodation, being situated in the middle with a side aspect frosted glass window, a modern three piece white contemporary suite including bath with shower over separate wash hand basin set within a modern unit and a low level WC.

Fully enclosed rear garden

The rear garden is accessed via a side timber gate which leads to the low maintenance rear garden which consists of a paved patio area which is well screened for privacy being ideal for entertaining. There are steps leading up to a lawn area, panelled fenced boundaries provide privacy.

The Well Presented Accomodation

Fabulous fitted Kitchen

10'4 x 8'8 (3.15m x 2.64m)

Inner Hall

10'4 x 5'8 (3.15m x 1.73m)

Guest Cloaks/WC

5'5 x 4'6 (1.65m x 1.37m)

Spacious Lounge/Diner

15'0 x 13'5 (4.57m x 4.09m)

First Floor Landing

Bedroom One

13'2 x 9'04 excluding wardrobes (4.01m x 2.84m excluding wardrobes)

Bedroom Two

10'0 x 7'7 (3.05m x 2.31m)

Bedroom Three

6'9 x 6'7 (2.06m x 2.01m)

Refurbished family bathroom

7'9 x 4'65 (2.36m x 1.22m)

Above average sized detached Garage

17'0 x 9'0 (5.18m x 2.74m)

Brick built detached garage, with up and over door and side window.

Carport

22'0 x 7'2 (6.71m x 2.18m)

A large gate gives added security and the carport runs to the side of the property having useful smart PVCu cladding and protects the driveway.

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 by Appointment

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 – offering straight forward honest advice and extremely competitive fees.

Available

8.00 am – 8.00 pm Monday to Friday,

9.00 am – 4.00 pm Saturday

11.00 am – 2.00 pm Sunday.

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

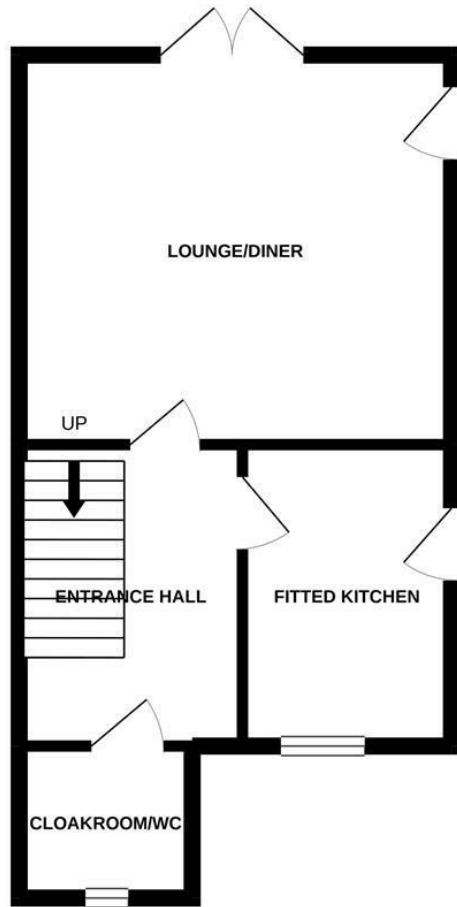
The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services,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

LMPL/LMM/EMM/22.02.2021/1 DRAFT

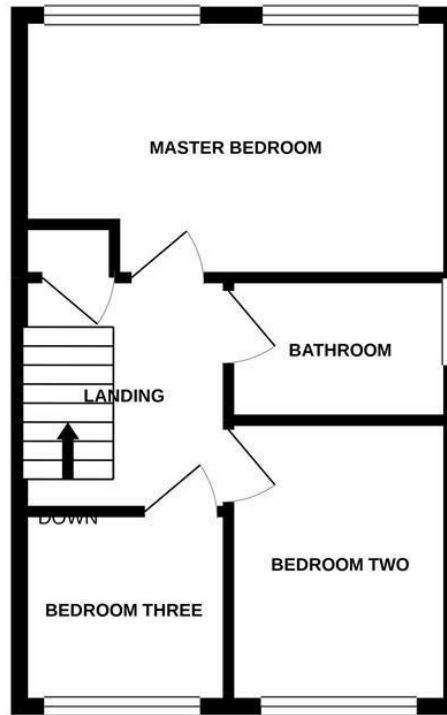
LMPL/LMM/EMM/24.02.2021/2 APPROVED



GROUND FLOOR
387 sq.ft. (36.0 sq.m.) approx.



1ST FLOOR
356 sq.ft. (33.1 sq.m.) approx.

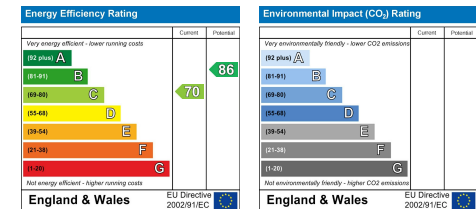


TOTAL FLOOR AREA : 743 sq.ft. (69.1 sq.m.) approx.

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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Directions

The property is best approached by travelling along from Swadlincote towards Burton upon Trent along the A511 Burton Road, Midway. At the roundabout, immediately prior to The Chesterfield Arms take the first exit and turn into Wood Lane, Newhall. Continue for some distance and turn left into Yew Tree Road, bear left into Laburnum Road, where the subject property is situated on the righthand side, clearly denoted by our distinctive red 'For Sale' board. FOR SAT NAV PURPOSES : Please use: DE11 0NR EPC CURRENTLY AWAITED



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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

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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