



Fairfield Crescent, Newhall, DE11 0SX

Newhall, Swadlincote

£230,000

Location

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, Derby and excellent motorway networks with easy access to the M42 and beyond. Excellent local amenities are situated within High Street and Main Street, Newhall including shops, Sainsbury's Convenience Store, hairdressers, Doctors, chemist etc. Perfectly placed too for schooling, the property is well placed for the local infant & primary School, which is a short walk away from the school, with the local Secondary school, Mercia Academy also being located in Sunnyside, Newhall, which makes one easy drop off, if the buyer has children of varying ages. More comprehensive shopping is available at Swadlincote which is a short drive away with plenty of eateries and Cinema. The subject property is pleasantly situated in this ever popular established residential area.

The accommodation measurements

Reception Hall

Lounge - 4.93m x 4.65m (16'2 x 15'3)

Dining Room - 2.47m x 1.9m (8'1" x 6'3")

Kitchen - 3.40m x 2.21m (10'8 x 6'11)

First floor and Landing

Principal Bedroom - 3.78m x 2.77m (12'4 x 8'9)

Bedroom Two - 3.20m x 2.77m (10'6 x 8'9)

Bedroom Three - 2.74m x 1.63m (9'5 x 6'4)

Modern Family Bathroom - 2.27m x 1.89m (7'5 x 6'2)





Reception Hall

The property is entered via a welcoming entrance porch, which sets the tone for the high standard found throughout the home. This space features newly fitted flooring, a centre light point, and provides convenient access to both the Lounge and Kitchen. The consumer unit for the electrics is also housed here, neatly positioned for easy access.

Lounge

The spacious lounge/diner features a staircase rising to the first floor, along with a built-in understairs storage cupboard for added practicality. Thoughtfully designed, the room includes bespoke shelving with integrated lighting and a stylish feature fitted bench, creating both charm and functionality. Finished with wood-effect laminate flooring, the space also benefits from two central heating radiators and a uPVC double glazed window to the front elevation, allowing for plenty of natural light.

Dining Area

The room is enhanced by feature lighting, stylish wood-effect laminate flooring, and a uPVC double glazed window to the rear elevation, offering a bright and modern feel.

Modern Contemporary Fitted Kitchen

The heart of this beautifully renovated home is the bespoke newly fitted kitchen, designed with both style and functionality in mind. It boasts handcrafted kitchen units complemented by wood-effect laminate work surfaces and a striking feature tiled splashback. A composite sink and drainer is paired with a sleek brass mixer tap, adding a touch of elegance.

Appliances include a built-in electric oven, four-ring electric hob with contemporary extractor over, and designated spaces for both a washing machine and fridge/freezer.

Further highlights include under-counter lighting and plinth lighting, which together create a warm and modern ambience. The flooring is finished in wood-effect ceramic tiles, offering both durability and aesthetic appeal.

Natural light fills the space via a uPVC double glazed window to the rear elevation, and a frosted uPVC double glazed door provides access to the garden.



First floor and Landing

Principal Bedroom

The room is beautifully presented with feature wall panelling, eye-catching feature lighting, a central heating radiator, and a uPVC double glazed window to the front elevation, allowing for ample natural light.

Bedroom Two

A generously sized second bedroom, offering comfortable proportions, complete with a central heating radiator and a uPVC double glazed window to the rear elevation, providing pleasant views and natural light.

Bedroom Three

This room benefits from a built-in over stairs storage cupboard which neatly houses the newly fitted gas-fired combination boiler. Additional features include a central heating radiator and a uPVC double glazed window to the front elevation, allowing for natural light and a comfortable atmosphere.

Modern Newly Fitted Family Bathroom

The stylish family bathroom has been finished to a high standard and features a low-level WC with hidden cistern and brass push plate, a wall-hung vanity wash basin with matching brass fittings, and a bath with brass fittings complemented by a brass thermostatic waterfall shower over and a glass shower screen. The space is enhanced by full tiling, feature shelving with integrated lighting, and wood-effect tiled flooring for a modern yet warm feel. Additional highlights include a brass heated towel radiator and a frosted uPVC double glazed window to the rear elevation, offering privacy and natural light.



Externally - Front Elevation - Overview

To the front of the property is a generous full-width driveway, part block paved and part tarmacadam, offering off-road parking for up to three vehicles and providing access to the side of the home.

Externally - Rear Elevation - Overview

To the rear, you'll find a fully enclosed garden, secured by concrete posts with gravel board fencing, offering both privacy and safety. The garden features a spacious porcelain paved patio area—ideal for outdoor dining and entertaining—along with a tiered design, incorporating a raised sleeper wall and steps leading up to a recently turfed lawn. Finishing touches include raised planter beds, perfect for gardening enthusiasts or adding a splash of colour to this thoughtfully landscaped space.

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.

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