



**Briar Close, Newhall, Swadlincote, DE11
0RX**

Offers Over £200,000



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Tucked away in a quiet cul-de-sac within the popular residential area of Newhall, this beautifully presented two-bedroom semi-detached bungalow offers a comfortable and well-maintained interior, in a peaceful area. Ideal for those seeking single-level living, the property features a spacious lounge, modern kitchen, bright conservatory, contemporary shower room, and two well-proportioned bedrooms. Outside, there is ample off-road parking, a carport and garage, along with attractive low-maintenance gardens to both the front and rear.

Accommodation

Entrance Hall

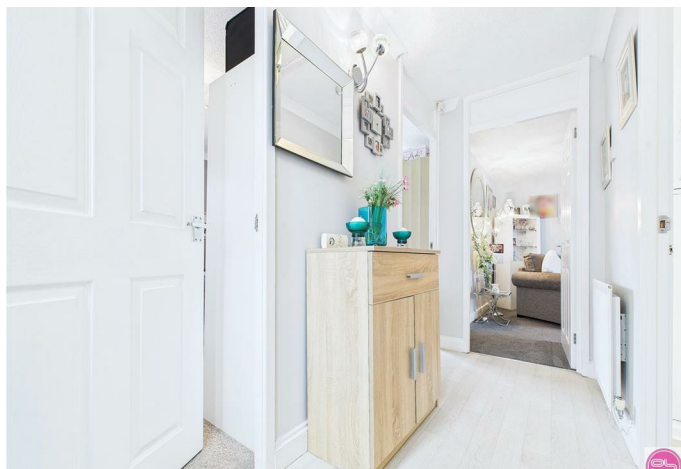
The property is accessed from the side elevation, covered by the car port, and into a welcoming hallway, with doors leading off to all rooms.

Lounge

A bright and spacious living area offering a relaxing setting, tastefully decorated and featuring a wall-mounted electric fire as a focal point. Large bi-fold doors open into the insulated conservatory, allowing plenty of natural light to flow through the space.

Conservatory

A lovely addition to the property, featuring an insulated warm roof, bi-fold doors from the lounge and further doors opening onto the patio and rear garden. This versatile space can be used as a dining room or peaceful sitting area, enjoying plenty of natural light to bring the outside in.



Kitchen

Fitted with a stylish range of wall and base units in a white finish with contrasting work surfaces and tiled splashbacks. There is an integrated electric oven with hob and extractor fan, black composite sink and drainer, and space for appliances including a washing machine and fridge-freezer. A rear-facing window provides views over the garden.

Master Bedroom

A generous double bedroom situated to the front of the bungalow, currently housing especially large wardrobes which showcases the space available. The room is tastefully decorated with a large window overlooking the front garden.

Bedroom Two

A further good-sized room also located at the front of the property. The room houses a double bed, with ample room for all required furniture.

Shower Room

Beautifully finished with fully tiled walls and flooring, fitted vanity unit with inset wash basin, low-level WC, and a large walk-in shower cubicle with glass screen and rainfall-style shower head.

Outside

To the front of the property, there is an enclosed garden with well-kept lawn and decorative borders. A gated driveway provides off-road parking and leads to a covered carport area, which continues to a detached single garage with up-and-over door.

The rear garden is attractively landscaped, offering a combination of patio, lawn and decorative borders with established planting and ornamental features—perfect for relaxing and entertaining outdoors.

Location

Briars Close is a peaceful cul-de-sac located within walking distance of local shops, bus routes, and amenities in Newhall village. The area is conveniently positioned for easy access to Swadlincote town centre, which offers a range of supermarkets, leisure facilities, and restaurants. The property is also well placed for access to main commuter routes including the A511, A38 and M42, making it ideal for travel towards Burton, Ashby and surrounding areas.

Additional Information

- Tenure: Freehold
- Council Tax Band: B
- EPC Rating: D
- Local Authority Area: South Derbyshire District Council

We wish to clarify that these particulars should not be relied upon as a statement or representation of fact and do not constitute any part of an offer or contract. Buyers should satisfy themselves through inspection or other means regarding the correctness of the statements contained herein.

Please note that we have not tested or verified the condition of the services connected to the property, including mains gas, electricity, water or drainage systems. Similarly, we cannot confirm the working order or efficiency of any appliances, heating systems, or electrical installations that may be included in the sale. Prospective purchasers are therefore advised to carry out their own independent investigations and surveys before entering into a legally binding agreement.

Money Laundering Regulations 2003:

In accordance with the Money Laundering Regulations 2003, we are obligated to verify your identification





before accepting any offers.

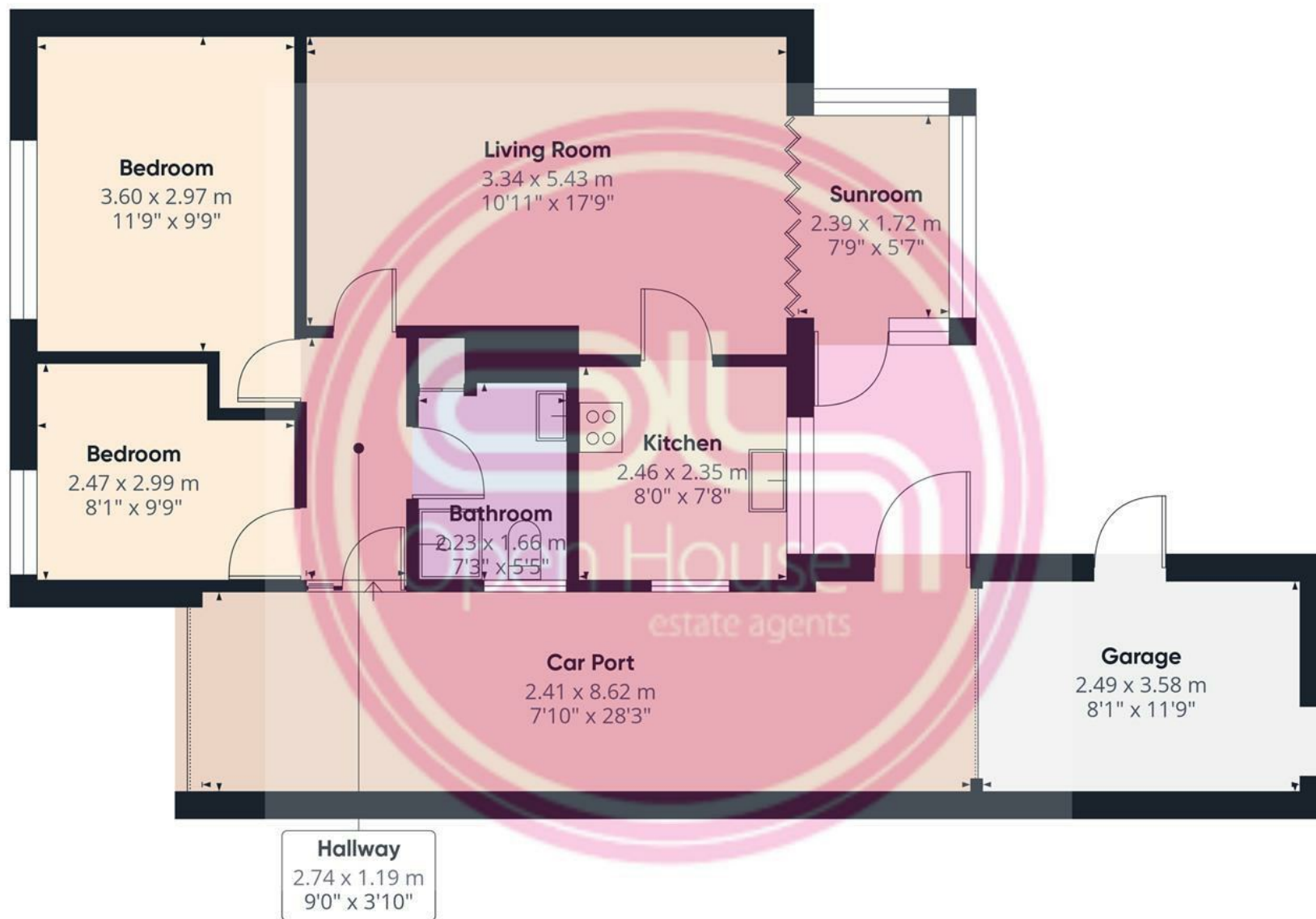
Floorplans:

We take pride in providing floorplans for all our property particulars, which serve as a guide to layout. Please note that all dimensions are approximate and should not be scaled.









GLA⁽¹⁾

78.6 m²

846 ft²

Non-Standard Finished⁽²⁾

4.4 m²

47 ft²

Unfinished⁽³⁾

9.5 m²

102 ft²

(1) Finished, above grade

(2) Rooms with straight ceiling below 2.13 m/7 ft, or sloped ceiling below 2.13 m/7 ft for more than half of room area

(3) Not suitable for year-round living (incl. garage, balcony, deck)

Ext. wall thickness assumed: 15.24 cm/6 in

Calculations reference the ANSI-Z765 standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360

ENERGY PERFORMANCE CERTIFICATE

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A	67	85
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC
		

LOCAL AUTHORITY

South Derbyshire

TENURE

Freehold

COUNCIL TAX BAND

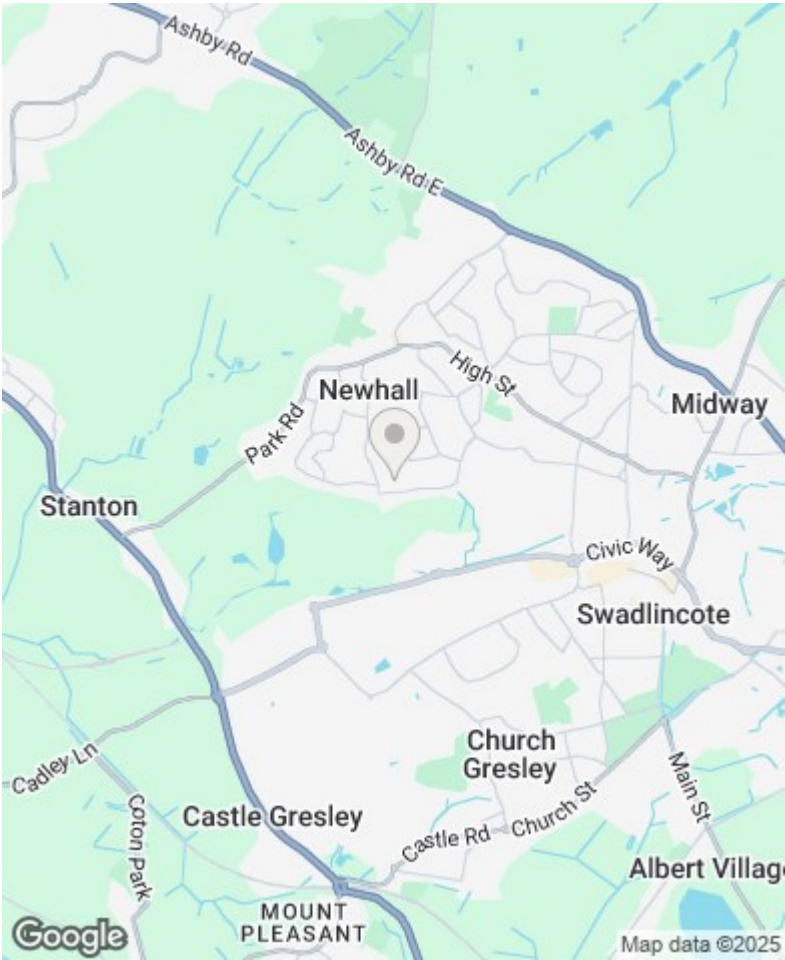
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VIEWINGS

By prior appointment only

PROPERTY SUMMARY

- Bus stop 1 minutes walk away
- Cul-de-sac location
- Two double bedrooms
- Spacious lounge
- Warm roof conservatory with bi-fold doors
- Modern fitted kitchen
- Contemporary shower room
- Driveway, carport and detached garage
- Attractive and well-kept front and rear gardens
- Semi-detached bungalow



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