



26 Hawthorn Avenue, Netherseal, Derbyshire, DE12 8BY

HOWKINS &
HARRISON

26 Hawthorn Avenue,
Netherseal,
Derbyshire, DE12 8BY

Asking Price: £240,000

Occupying a generous size corner garden plot, located within a quiet cul de sac in the sought after village of Netherseal. This three bedroom semi-detached home really needs to be viewed to be truly appreciated. With over 1000sqft on internal accommodation the property benefits from a spacious dining/kitchen and equally large lounge with the addition of a conservatory off. To the first floor there are three good sized bedrooms, family bathroom and separate WC.

Externally there is ample of road parking, single detached garage and a generous size non overlooked rear garden.

Features

- Deceptively spacious corner plot
- Open plan dining kitchen with separate reception lounge
- Three good sized bedrooms
- Non overlooked landscaped rear garden
- Ample off road parking with detached single garage
- Sought after village location



Location

Netherseal village, located in the parish of South Derbyshire, is situated approximately 5 miles south of Swadlincote and 6.2 miles west of Ashby de la Zouch. The village is located just off the A444 trunk road with road links to Burton and Nottingham via the A42/M42 as well as a direct link to London from Tamworth Station, just 9 miles away. The village is well served with local amenities including St Peters C of E Primary school with 'good' Ofsted rating, and a choice of nearby Independent schools including Twycross House School and The Dixie Grammar School. The village is served by the beautiful St Peters church, village hall, and tennis club, with more comprehensive facilities a short distance away. Located in the heart of the National Forest, this family home benefits from many country walks and cycle routes, as well as Rosliston Forestry Centre, Conkers visitor centre, and Moira Furnace all within fifteen minutes travelling.



Ground Floor

From the front elevation a traditional doorway opens into the main entrance hall, doors lead off giving access across the ground floor living accommodation. To the right is a generously sized reception lounge with feature wood burning stove, to the rear is an adjoining conservatory that works perfectly as a second reception or dining space. To the left of the hallway is a fitted dining/kitchen that benefits from a range of floor and wall mounted units with ample preparation surfaces, appliance space, tiled flooring and door to outside.

First Floor

From the entrance hallway, a single flight staircase leads up onto the first floor landing. On this level you will find two generous double bedrooms as well as a versatile third bedroom that could also be used as a home office, nursery or dressing room. All three bedrooms are serviced by the family bathroom and separate WC.

Outside

Outside, the property occupies a sizeable plot with wrap-around gardens, driveway leading to a detached garage.

Viewing Arrangements

Strictly by prior appointment via the agents Howkins and Harrison on 01530 410930 Option 1

Fixtures and Fittings

Only those items in the nature of fixtures and fittings mentioned in these particulars are included in the sale. Other items are specifically excluded. None of the appliances have been tested by the agents and they are not certified or warranted in any way.

Services

None of the services have been tested and purchasers should note that it is their specific responsibility to make their own enquiries of the appropriate authorities as to the location, adequacy and availability of mains water, electricity, gas and drainage services.

Local Authority

South Derbyshire District Council - [Tel:01283-595795](tel:01283-595795)

Council Tax

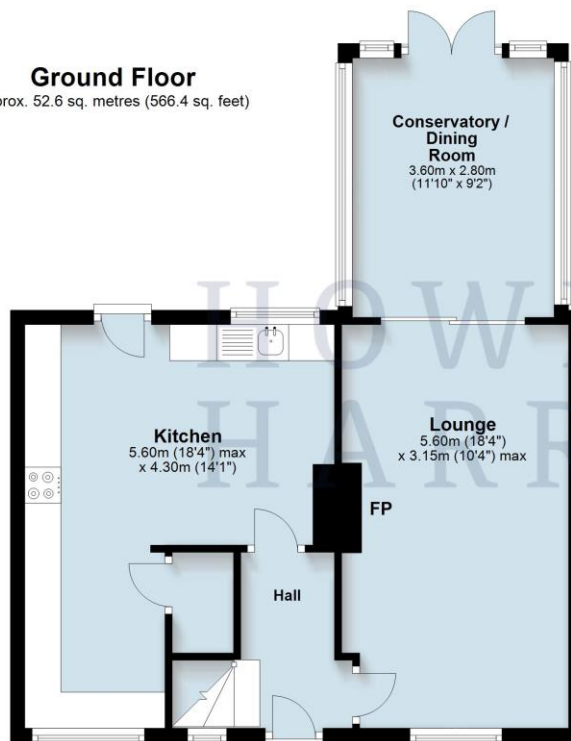
Band - A

Energy Efficiency Rating

| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+ | A | | |
| 81-91 | B | | 83 B |
| 69-80 | C | | |
| 55-68 | D | 63 D | |
| 39-54 | E | | |
| 21-38 | F | | |
| 1-20 | G | | |

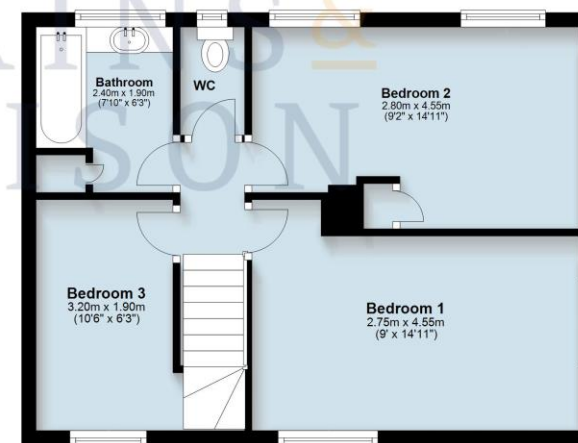
Ground Floor

Approx. 52.6 sq. metres (566.4 sq. feet)



First Floor

Approx. 42.6 sq. metres (458.3 sq. feet)



Total area: approx. 95.2 sq. metres (1024.8 sq. feet)

This floorplan is for illustrative purposes only and is not to scale. Measurements of rooms, doors, windows and other items are approximate, no responsibility is taken for errors, omission or mis-statement. Item icons such as bathroom suites, sinks are representations only and may not look like the real items.
Plan produced using PlanUp.

Howkins & Harrison

58 Market Street, Ashby de la Zouch,
Leicestershire LE65 1AN

Telephone 01530 410930
Email ashbyproperty@howkinsandharrison.co.uk
Web howkinsandharrison.co.uk
Facebook HowkinsandHarrison
Twitter HowkinsLLP
Instagram HowkinsLLP



Zoopla
Smarter property search

rightmove
find your happy



This document is made from fully recyclable materials.
We are working on ways to move all of our products to recyclable solutions.

Every care has been taken with the preparation of these Sales Particulars, but complete accuracy cannot be guaranteed. In all cases, buyers should verify matters for themselves. Where property alterations have been undertaken buyers should check that relevant permissions have been obtained. If there is any point, which is of particular importance let us know and we will verify it for you. These Particulars do not constitute a contract or part of a contract. All measurements are approximate. The Fixtures, Fittings, Services & Appliances have not been tested and therefore no guarantee can be given that they are in working order. Photographs are provided for general information and it cannot be inferred that any item shown is included in the sale. Plans are provided for general guidance and are not to scale.