



50 Claymar Drive, Newhall, Derbyshire, DE11 0LF

HOWKINS &
HARRISON

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Newhall,
Derbyshire, DE11 0LF

Guide Price: £350,000

Occupying an enviable plot within this established development, is this four bedroom extended detached home which is presented to an exceptional standard and really must be viewed to be truly appreciated. With accommodation totalling over 1500sqft, briefly comprising, hallway, WC, a spacious lounge to the front elevation and a 23ft living kitchen opening into a delightful snug overlooking the garden. To the first floor there are four generously sized bedrooms and two bathrooms.

Externally you will find ample off road parking to the front elevation, whilst to the rear is a private, landscaped rear garden.

Features

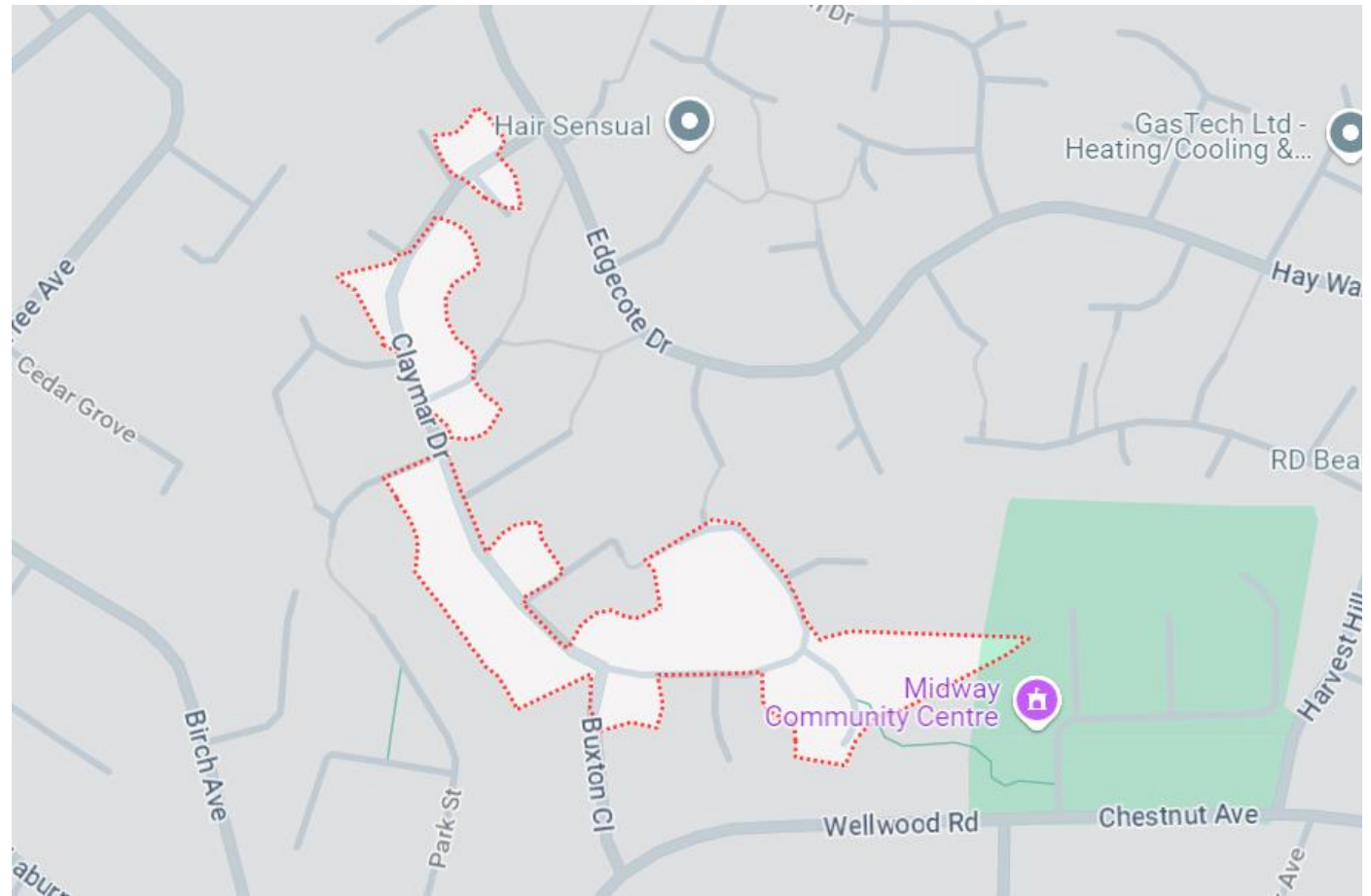
- Well presented extended family home
- Private cul de sac position
- Close to excellent amenities and commuter road links
- Open plan living/dining/kitchen
- Lounge and separate snug
- Four generously sized bedrooms
- Ample off road parking
- Motivated seller



Location

The village of Newhall is conveniently located close to the town of Burton-upon-Trent and Swadlincote and benefits from easy access to the a511 and A444, which in turn gives access to the motorway network, including M42, M6 and M1. The major conurbations of Birmingham and Leicester are approximately 19 and 27 miles respectively.

Newhall has a vast range of amenities including schools for all ages, supermarket, general stores, post office, village hall and community centre, alongside a doctors surgery, chemist and a large open parkland in the centre of the village.



Accommodation Details - Ground Floor

From the front elevation the property leads directly into a spacious entrance hallway with doors leading off allowing access across the ground floor living accommodation. To the left a glazed door leads into a good sized reception lounge whilst to the right you can find integral access into the single garage. Moving toward the rear and a real feature of the property is the open plan living kitchen that creates the perfect environment for modern family living or entertaining. To complete there is also a ground floor WC.

First Floor

The single flight staircase rises from the entrance hallway onto the first floor landing, doors lead off giving access into all four bedrooms and the modern family bathroom. Bedrooms one and two overlook the front elevation with the principal bedroom having access into its own three piece shower room/en-suite. The remaining two bedrooms are located to the rear and overlook the gardens.





Outside

Externally the property provides off road parking to the front elevation in the form of a large concrete hardstanding. Gated access to the side leads into a landscaped with paved patio and summerhouse.

The plot allows for ample opportunity to extend and we are advised that planning permission has previously been granted to build a detached garage (although this has now lapsed).



Offering ready to move into family sized accommodation, internal viewing is recommended.





Viewing Arrangements

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

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 - D

Energy Efficiency Rating

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		78 C
55-68	D	67 D	
39-54	E		
21-38	F		
1-20	G		

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



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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.