



47 Rose Tree Lane, Newhall, Derbyshire, DE11 0LN

HOWKINS &
HARRISON

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Newhall,
Derbyshire, DE11 0LN

OIEO: £450,000

Situated within a quiet location in the heart of Newhall is this spacious five bedroom detached property. Occupying a generous garden plot, with versatile accommodation totalling 2344sqft, the property briefly comprises of a spacious hallway, 25ft lounge, separate dining room, rear conservatory, study, ground floor shower room and to the rear is a kitchen/breakfast room with utility room off.

Externally set well back from the road with lawned front gardens and a large driveway providing plenty of off road parking leading to an attached garage. Pathways to both sides of the property lead into a stunning back garden, mainly laid to lawn with paved patio. Viewing is highly recommended.



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

Spacious and well-presented, this ground-floor property boasts a large hallway leading to a generous 25ft lounge with feature fireplace, a separate dining room with French doors opening into a bright and airy conservatory. The kitchen/breakfast room is complemented by a utility room, while a study to the front elevation offers a perfect home office space and finally a convenient ground floor shower room/WC completes the layout.

First Floor

The second floor opens up to a large landing with plenty of natural light. The property offers five generously sized bedrooms, a main bathroom, and ample storage throughout.

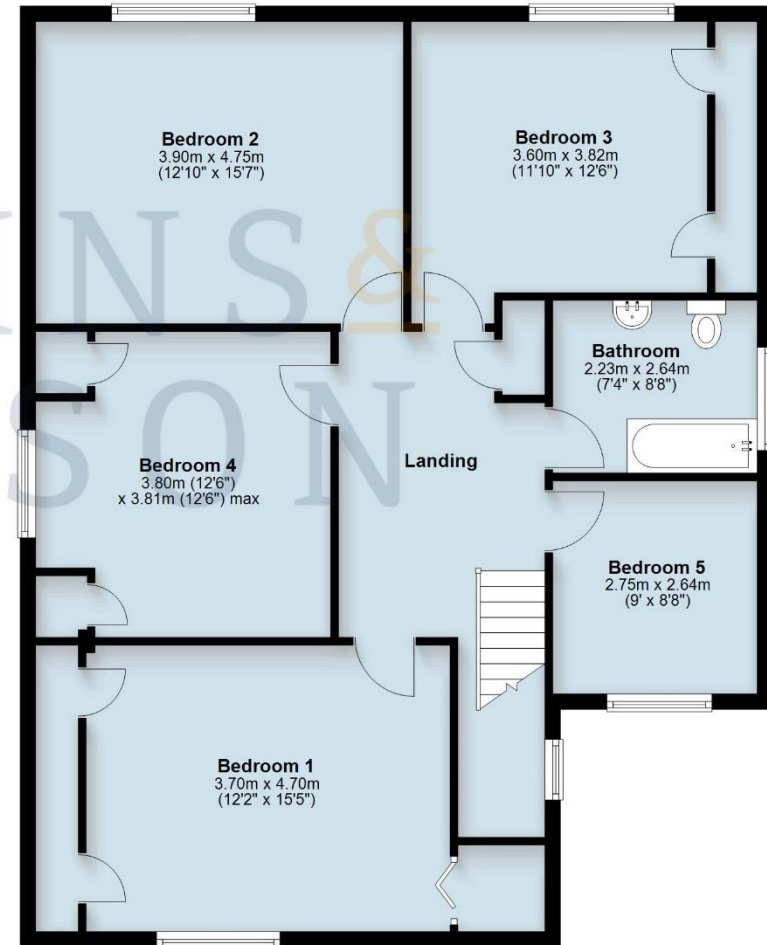
Ground Floor

Approx. 117.0 sq. metres (1259.6 sq. feet)



First Floor

Approx. 100.8 sq. metres (1085.2 sq. feet)



Total area: approx. 217.8 sq. metres (2344.8 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.



Outside

Set on a large, well-maintained plot, the property boasts a spacious patio area, perfect for outdoor entertaining. The front offers ample parking for multiple vehicles, along with a garage for additional storage or secure parking. A superb outdoor space to complement this versatile home.

Agents Note

Additional information about the property, including details of utility providers, is available upon request. Please contact the agent for further details.

Tenure & Possession

The property is freehold with vacant possession being given on completion



Features

- Large family detached property
- Over 2300 sqft of versatile accommodation
- Lounge, dining room, study and conservatory
- Five generously sized bedrooms
- Ground floor shower room and first floor bathroom
- Private, well maintained gardens
- Ample off road parking and attached garage
- Private, quiet location
- Close to excellent amenities and commuter road links





Viewing Arrangements

Strictly by prior appointment via the agents Howkins & Harrison on 01827 718021 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 E

Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C	75 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		



Howkins & Harrison

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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.



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