



13 Hawthorn Avenue, Netherseal, Derbyshire, DE12 8BY

HOWKINS &
HARRISON

13 Hawthorn Avenue,
Netherseal,
Derbyshire, DE12 8BY

Asking Price: £255,000

In the sought after village of Netherseal nestled on a quiet road is this three bedroom semi-detached home which really needs to be viewed to be truly appreciated. This property has been recently modernised throughout and has accommodation totalling over 870sqft in brief comprising:- entrance hall, cloakroom WC and a stunning open plan lounge/dining kitchen with French doors to the rear. To the first floor there are three good size bedrooms and a family bathroom.

Outside boasts ample off road parking with the added benefit of a single detached garage. The rear gardens is landscaped with patio and lawned areas.

Offered for sale with no upward chain.

Features

- Modern renovation and well presented throughout
- Open plan living/dining/ kitchen
- Three good sized bedrooms
- 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 6.2 miles west of Ashby de la Zouch and 5 miles south of Swadlincote. 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.



Accommodation Details – Ground Floor

As you walk in the traditional doorway you will find the downstairs WC to the left. A door to the right opens into a lovely open plan lounge/dining kitchen with new flooring throughout. Double opening doors lead off the dining area into the rear garden. The re-fitted kitchen comprises a generous range of wall and floor mounted units, with built in appliances and has the added benefit of a utility area off with door to side access.

First Floor

Heading up the stairs, the first floor comprises of three well-presented, good-sized bedrooms with plenty of windows for natural light. Finally, the main family bathroom contains separate shower and bath which has also been renovated recently.

Outside

The rear garden boasts both a both block paved and lawned area which has been maintained beautifully. As you face the rear of the property the detached garage is on your right. The front of the property has a landscaped garden as well as plenty of driveway space for off road parking.

Tenure & Possession

The property is freehold with vacant possession being given on completion

Agents Note

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

Viewing Arrangements

Strictly by prior appointment via the agents Howkins & 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. We are advised that mains water, and electricity are connected to the property. The heating is electrically sourced and we understand that broadband is not currently connected. No gas is connected to this property

Local Authority

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

Council Tax Band – Band - B

Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C		
55-68	D		
39-54	E	53 E	
21-38	F		
1-20	G		

Howkins & Harrison

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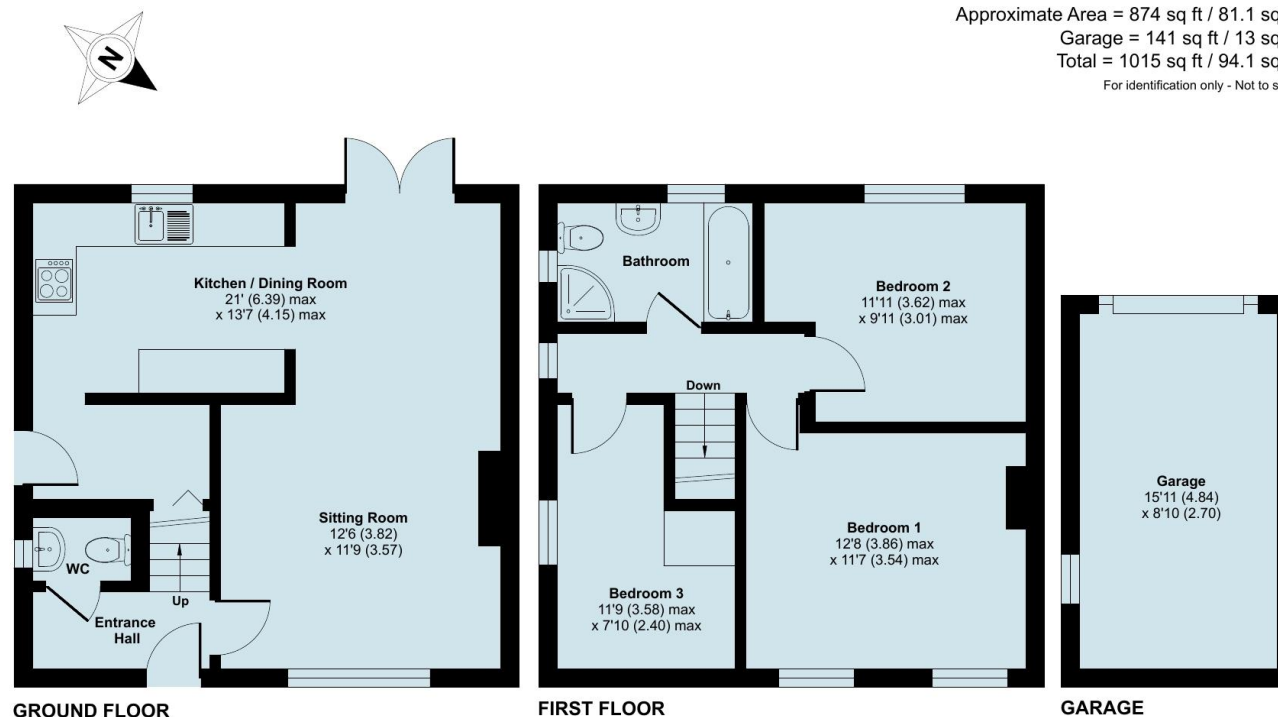
Hawthorn Avenue, Netherseal, Swadlincote, DE12

Approximate Area = 874 sq ft / 81.1 sq m

Garage = 141 sq ft / 13 sq m

Total = 1015 sq ft / 94.1 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2025. Produced for Howkins & Harrison. REF: 1271857

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.