



65 Park Road

Newhall, Swadlincote, DE11 0TU

Offers in the region of £400,000



Dwellings Estate Agents are delighted to present to the market this four-bedroom property, situated in a highly desirable location on the outskirts of Newhall, close to the South Derbyshire town of Swadlincote. Park Road is situated in a convenient area with excellent access to nearby transportation links such as the A444 & A42. It is located close to local amenities in Swadlincote and is a short drive from Burton's Town Centre.

This accommodation has the benefit of uPVC double glazing and central heating throughout.

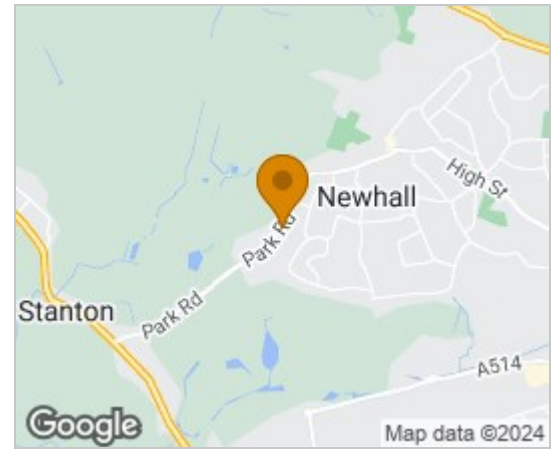
The property offers excellent living accommodations and is set over two floors. On the ground floor, there are three spacious reception rooms, a conservatory, a W/C, and a fitted kitchen. Four good-sized bedrooms and a three-piece bathroom complete the first floor. The master bedroom benefits from an en-suite.

Externally, to the front, the property has a drive, offering ample parking for several vehicles. In addition to the driveway, the property also includes a garage, further enhancing the parking and storage options available. The rear garden wraps around the property and is fully panelled and fenced, with the garden comprising a lawned area with flower borders and patio areas.



ENTRANCE HALLWAY 12'5" x 8'2" (3.81m x 2.50m)
 RECEPTION ROOM 11'3" x 13'9" (3.44m x 4.21m)
 DINING ROOM 11'3" x 12'5" (3.44m x 3.80m)
 RECEPTION ROOM TWO 12'4" x 18'8" (3.77m x 5.70m)
 CONSERVATORY 8'10" x 11'11" (2.71m x 3.64m)
 KITCHEN 17'7" x 9'11" (5.37m x 3.04m)
 W/C 4'7" x 8'2" (1.40m x 2.50m)
 LANDING 28'6" x 7'11" (8.71m x 2.42m)
 MASTER BEDROOM 9'10" x 13'5" (3.01m x 4.09m)
 EN-SUITE 9'10" x 13'5" (3.01m x 4.09m)
 BEDROOM TWO 11'0" x 12'0" (3.36m x 3.66m)
 BEDROOM THREE 11'0" x 10'5" (3.36m x 3.20m)
 BEDROOM FOUR 9'10" x 9'11" (3.02m x 3.04m)
 BATHROOM
 GARAGE 10'2" x 13'11" (3.11m x 4.26m)

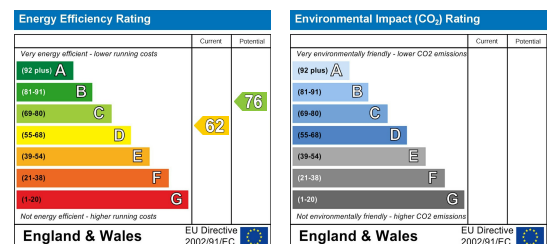
Area Map



Floor Plans



Energy Efficiency Graph



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