

Redhill Lodge Road, Newhall, DE11

£299,500









Cadley Cauldwell present to the market this spacious 4 bed detached family home. The home comprises entrance hall, lounge, dining room, kitchen, downstairs WC, 2 double bedrooms, 2 single bedroom, ensuite to the master bedroom, family bathroom, drive, garage, front garden and low maintenance closed rear garden.

The property benefits from gas central heating and double glazing.

The home is located on a popular Cul de Sac in Newhall with access to local schools, amenities and major route ways.

Viewings are highly recommended to appreciate the space the property has to offer. To arrange your viewing please contact Cadley Cauldwell on 01283 217251.

Freehold/Council tax: D/EPC: TBC

- | | | |
|--|---|---|
|  4 bed detached |  Private parking and garage |  Spacious living area |
|  Low maintenance garden |  Viewings are highly recommended |  Freehold/Council tax: D/EPC: TBC |

Redhill Lodge Road, Newhall, DE11

Directions

Postcode: DE11 0NZ

IMPORTANT INFORMATION

Mortgage advice available, please ask our office for more information.

Entrance hall

2.59m x 1.73m (8'6" x 5'8")

Lounge

5.46m x 3.63m (17'11" x 11'11")

Dining room

2.87m x 3.63m (9'5" x 11'11")

Kitchen

6.27m x 3.12m (20'7" x 10'3")

Recently fitted kitchen with integrate appliances

WC

1.50m x 1.35m (4'11" x 4'5")

FIRST FLOOR

Master Bedroom

4.80m x 3.68m (15'9" x 12'1")

Fitted wardrobe

Ensuite

Please note the shower is not currently in use and does require some work.

Bedroom 2

4.09m x 2.69m (13'5" x 8'10")

Bedroom 3

2.64m x 1.96m (8'8" x 6'5")

Bedroom 4

2.64m x 2.11m (8'8" x 6'11")

Fitted wardrobe

Family bathroom

2.13m x 2.18m (7' x 7'2")

To the Front

Parking for several vehicle with access to a single garage, lawn with a path leading to the front door. Side access to the rear of the property.

To the Rear

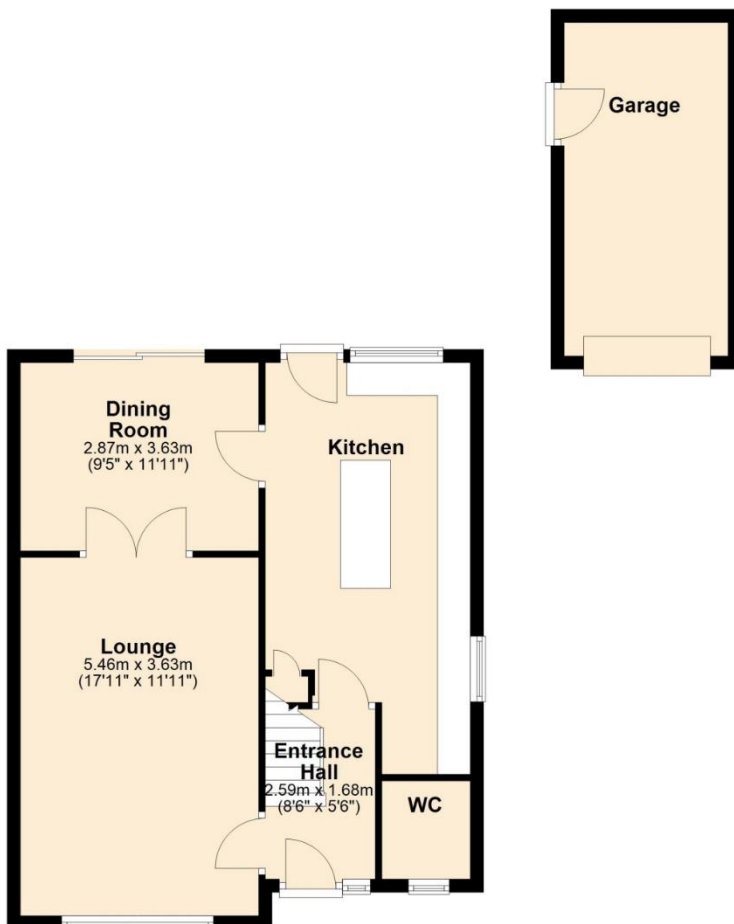
Low maintenance garden, patio and decked area. Side access to the garage and gate leading to the front of the property.



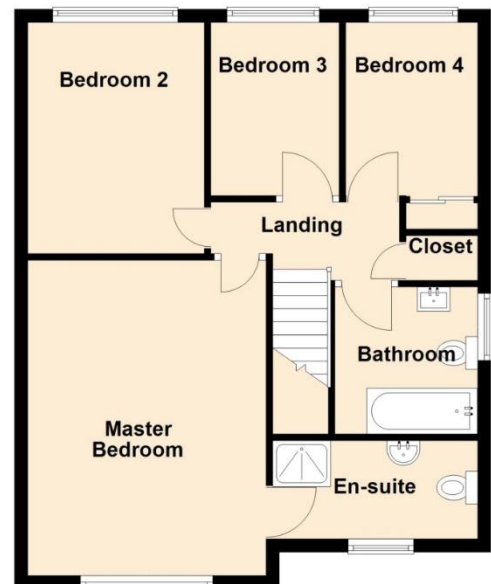
| Energy Efficiency Rating | | |
|---|---------|----------------------------|
| | Current | Potential |
| Very energy efficient - lower running costs | | |
| (92-100) A | | |
| (81-91) B | | |
| (69-80) C | | |
| (55-68) D | | |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | | |
| Not energy efficient - higher running costs | | |
| England, Scotland & Wales | | EU Directive 2002/91/EC |



Ground Floor



First Floor



Viewing by appointment only with
Cadley Cauldwell, 19, High Street, Swadlincote, DE11 8JE

General: While we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the position for you, especially if you are contemplating travelling some distance to view the property. Measurements: These approximate room sizes are only intended as general guidance. You must verify the dimensions carefully before ordering carpets or any built-in furniture. Services: Please note we have not tested the services or any of the equipment or appliances in this property, accordingly we strongly advise prospective buyers to commission their own survey or service reports before finalizing their offer to purchase. THESE PARTICULARS ARE ISSUED IN GOOD FAITH BUT DO NOT CONSTITUTE REPRESENTATIONS OF FACT OR FORM PART OF ANY OFFER OR CONTRACT. THE MATTERS REFERRED TO IN THESE PARTICULARS SHOULD BE INDEPENDENTLY VERIFIED BY PROSPECTIVE BUYERS OR TENANTS. NEITHER CADLEY CAULDWELL NOR ANY OF ITS EMPLOYEES OR AGENTS HAS ANY AUTHORITY TO MAKE OR GIVE ANY REPRESENTATION OR WARRANTY WHATEVER IN RELATION TO THIS PROPERTY.