



**Yew Tree Road, Newhall, Swadlincote, Derbyshire, DE11 0NL**

Offers Over £190,000

**Bedrooms: 3 | Bathrooms: 1 | Receptions: 1**

Cadley Cauldwell are pleased to market this 3-bed semi-detached property. The property comprises entrance hall, lounge, diner, kitchen, 2 double bedrooms & 1 single bedroom, shower room, enclosed rear garden and driveway. Located on a popular street in Newhall with easy access to local amenities, schools for all ages and major route ways. The property benefits from gas central heating, double glazing and solar panels.

To arrange your viewing contact Cadley Cauldwell on 01283 217251

Freehold/Council Tax: B/EPC: C

**Entrance Hall** - 3.28m x 1.8m (10'9" x 5'11")

**Lounge** - 3.23m x 3.33m (10'7" x 10'11")

**Dining Room** - 2.57m x 2.41m (8'5" x 7'11")

**Kitchen** - 2.59m x 2.72m (8'6" x 8'11")

**Bedroom 1** - 2.92m x 3.3m (9'7" x 10'10")

**Bedroom 2** - 2.77m x 2.97m (9'1" x 9'9")

Fitted wardrobes

**Bedroom 3** - 1.83m x 2.13m (6'0" x 7'0")

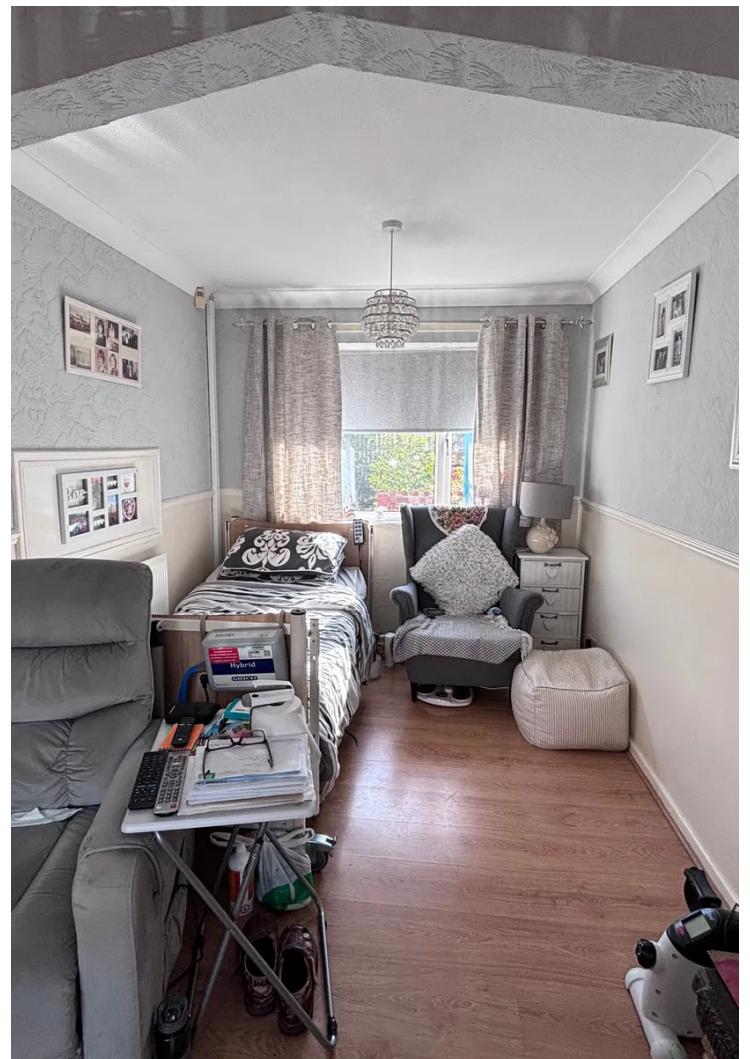
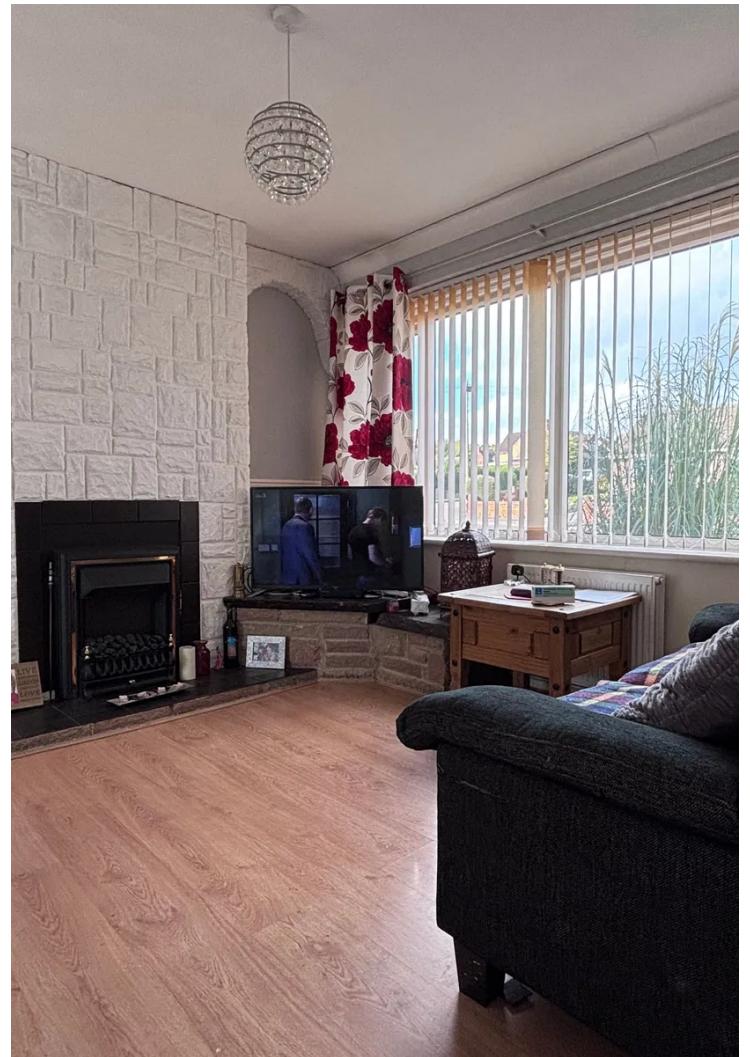
**Shower Room** - 1.73m x 1.85m (5'8" x 6'1")

#### To the front

Driveway for 1 vehicle. Further space is located behind the double gate leading to the rear of the property. Lawn area.

#### To the rear

Decked area, low maintenance gravel and paved area with mature borders. Side access to the front with space for additional parking.







## **Cadley Cauldwell**

**19 High Street, Swadlincote, Derbyshire**

**01283 217251**

**enquiries@cadleycauldwell.co.uk**

**<https://www.cadleycauldwell.co.uk/>**