



**Claymar Drive, Newhall, Swadlincote, Derbyshire, DE11 0LF**  
**£320,000**



**Bedrooms: 4 | Bathrooms: 2 | Receptions: 1**

Cadley Cauldwell are please to market this well presented 4 bed detached family home. The property comprises entrance hall, lounge, additional reception room, kitchen/diner, downstairs WC, 4 double bedrooms with an ensuite bathroom to the master bedroom, family bathroom, private parking for several vehicles, garage and an enclosed rear garden.

The property benefits gas central heating and double glazing. Viewings are strictly via appointment only, please contact Cadley Cauldwell on 01283 217251 to arrange your appointment.

Council tax: D/EPC: C/Freehold

**Entrance Hall** - 7.04m x 1.04m (23'1" x 3'5")

**Lounge** - 5.72m x 3.53m (18'9" x 11'7")

**Snug/2nd reception room** - 3.61m x 2.59m (11'10" x 8'6")

**Kitchen/Diner** - 4.17m x 4.7m (13'8" x 15'5")

Measurements show the widest points.

**Cloakroom** - 0.99m x 2.08m (3'3" x 6'10")

**Master Bedroom** - 3.71m x 3.73m (12'2" x 12'3")

Fitted wardrobes

**Ensuite** - 1.5m x 2.44m (4'11" x 8'0")

**Bedroom 2** - 3.51m x 2.87m (11'6" x 9'5")

Fitted wardrobes

**Bedroom 3** - 2.77m x 2.97m (9'1" x 9'9")

**Bedroom 4** - 3.3m x 2.67m (10'10" x 8'9")

**Bathroom** - 1.55m x 2.59m (5'1" x 8'6")

#### **To the front**

Private driveway providing parking for several vehicles, laid to lawn. Side access to the rear.

#### **To the rear**

Enclosed split level garden. Lower lever is low maintenance with artificial grass. Top level is laid to lawn with patio seating area. Side access to the front.











## Cadley Cauldwell

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