



Sycamore Avenue, Newhall Swadlincote





Property Description

Burchell Edwards are delighted to bring to market this well-presented and extended 2-bedroom semi-detached bungalow, situated in the ever popular Newhall, Swadlincote.

Offered with the benefit of no onward chain complications, the property is available vacant possession and move-in ready having been recently redecorated.

Upon arrival, the property greets you with a sizeable corner-plot block paved driveway with space for numerous vehicles. Gated side access leads around to a low-maintenance and private courtyard rear garden, benefiting by being not-overlooked.

Through entry at the front door, a long entrance hallway leads off to 2 double bedrooms both overlooking the front elevation. Further down the property offers a good-sized modern bathroom with full 3-piece suite and electric shower over bath.

To the rear of the property is the extended lounge-diner which is over 20ft in length, with ample natural light thanks to large sliding patio door out to the rear. A fitted kitchen offers a range of wall and base storage units, as well as second entrance from the side driveway. Early viewing strongly advised.

Entrance Hallway

Door to front elevation, carpet, central heating radiator and coving.

Lounge

20' 4" x 14' 1" (6.20m x 4.29m)

Double glazed sliding patio doors and window to rear elevation, two central heating radiators, electric fireplace and carpet.

Kitchen

16' 8" x 8' 1" (5.08m x 2.46m)

Double glazed windows to rear and side elevations, a range of wall and base units with work surface over incorporating a sink with drainer unit, electric oven, gas hob, extractor, dishwasher, washing machine, spotlights, tiling to splash prone areas, vinyl flooring and door to garden.

Bedroom One

11' 10" x 10' 9" (3.61m x 3.28m)

Double glazed window to front elevation, carpet, central heating radiator and built in wardrobe.

Bedroom Two

9' 3" x 8' 1" (2.82m x 2.46m)

Double glazed bay window to front elevation, carpet, central heating radiator and loft access.

Bathroom

Double glazed window to side elevation, electric shower over bath, wash hand basin with storage, W.C, vertical central heating radiator, spotlights, tiled flooring and tiling to splash prone areas.

Loft Access

Boarded and fully insulated with ladder access.

Front Garden

Driveway providing off road parking for multiple vehicles.

Rear Garden

Private rear courtyard style garden with patio, outside sockets, gated side access to frontage and fencing and walls to boundaries.





To view this property please contact Burchell Edwards on

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EPC Rating: D

Tenure: Freehold

view this property online [burchelledwards.co.uk/Property/BUT210092](https://www.burchelledwards.co.uk/Property/BUT210092)



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