



Edgecote Drive
Newhall SWADLINCOTE

burchell
edwards

Edgecote Drive Newhall SWADLINCOTE DE11 0LD

for sale offers over
£250,000



Property Description

A beautifully presented, ultra modern, three bedroom, detached family home in a popular residential estate that is available with no upward chain and would be the envy of all who visit!! This stunning property has been modernised and upgraded from top to bottom and offers a very high standard of fixtures and fittings throughout! Benefits include a single garage, conservatory style extension, modern kitchen and bathroom, hot tub, self built bar area and so much more! Book your viewing with Burchell Edwards today!

Entrance Hallway

Double glazed door to front elevation, tiled flooring, stairs to first floor accommodation and central heating radiator.

Guest W.C

Double glazed window with shutter blinds, W.C, wash hand basin, central heating radiator and extractor fan.

Lounge

15' 5" into bay x 12' 2" max (4.70m into bay x 3.71m max)
Double glazed bay window to front elevation with shutter blinds.

Kitchen

15' 1" x 10' 3" (4.60m x 3.12m)
Double glazed window to rear elevation with shutter blinds, a range of wall and base units with work surface over incorporating a sink with drainer unit, double electric oven and hob with extractor, washing machine, dishwasher, fridge freezer and tiled flooring.

Lounge

15' 5" into bay x 12' 2" max (4.70m into bay x 3.71m max)
Double glazed bay window to front elevation with shutter blinds, gas fire and surround, under stairs storage cupboard and tiled flooring.

Conservatory

.12' 6" x 8' 10" (3.81m x 2.69m)
Double glazed windows and French doors to rear elevation and tiled flooring.

Landing

Double glazed window with shutter blinds to side elevation.

Bedroom One

11' 9" x 8' 3" (3.58m x 2.51m)
Double glazed window with shutter blinds to front elevation and central heating radiator.

Bedroom Two

8' 6" max into recess x 11' 11" (2.59m max into recess x 3.63m)
Double glazed window with shutter blinds to rear elevation and central heating radiator.

Bedroom Three

6' 8" max x 8' 11" into door recess (2.03m max x 2.72m into door recess)
Double glazed window to front elevation with shutter blinds to front elevation, central heating radiator, loft access via hatch and over stairs storage cupboard.

Bathroom

Double glazed window with shutter blinds, W.C, wash hand basin, bath with shower over, heated towel rail, extractor fan and fully tiled walls.

Rear Garden

Astro turf, slabbed patio and gated side access to frontage.

Summer House

13' 6" x 9' 8" (4.11m x 2.95m)
Single glazed windows and door, purpose built bar area, power, lighting and hot tub.

Garage

7' 2" x 16' 5" (2.18m x 5.00m)
Up and over doors, power and lighting.









This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

To view this property please contact Burchell Edwards on

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EPC Rating: D

Tenure: Freehold

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