



Hill Street
Newhall Swadlincote

Hill Street Newhall Swadlincote DE11 0JR

for sale offers over
£185,000



Property Description

'Acushla Cottage' a unique home situated in a quiet backwater of Newhall with excellent road links and local amenities close by. Accommodation briefly comprises: Entrance Hall, Cosy Lounge with coal effect log burning stove, lean-to conservatory, Breakfast kitchen with Utility & Cloaks/WC. On the first floor there is a Shower Room and two generous sized bedrooms. Approached via a private drive leading to ample parking, garage and an extensive and private rear garden.

Occupying a peaceful and quiet location off a private drive in a quiet backwater of Newhall, yet within walking distance of all the essential amenities. Newhall has excellent facilities including post office, doctors' surgery, chemist, local convenience store, schools of all grades and recreational facilities. There is also a local bus route. The property is ideal for the commuter with excellent road links to the towns of Burton on Trent, Ashby-de-la-Zouch, Swadlincote via the A511, A514 and A38 which in turn lead to the city centres of Lichfield, Birmingham and Nottingham and the M42 motorway network is within close proximity leading to the M1 and beyond.

Entrance

Front UPVC double glazed entrance door with inset double glazed opaque panels and matching fan light, leading to:-

Entrance Hall

Having vinyl tiled flooring to the entrance vestibule then laminate flooring to the reception hall, central heating radiator, latch door giving access to stairs off to the first floor, further panelled latch door gives access to a useful understairs store, walls are finished to dado rail, further panelled door to:-

Lounge

12' 4" x 11' 4" max into chimney breast recess (3.76m x 3.45m max into chimney breast recess)

Having a coal effect log burning stove effect gas fire fitted to the fireplace with quarry tiled hearth, ceramic tiled backplate, laminate flooring, central heating radiator, opening to:-

Lean-To Conservatory

8' 2" x 4' (2.49m x 1.22m)

Being of dwarf brick wall and UPVC double glazed construction with top opening vents, sloping polycarbonate roof, laminate flooring continues through from the lounge.

Kitchen

11' 8" x 12' 3" (3.56m x 3.73m)

Being of dwarf brick wall and UPVC double glazed construction with top opening vents, sloping polycarbonate roof, laminate flooring continues through from the lounge.

Utility Room

8' 3" x 4' (2.51m x 1.22m)

Having UPVC double glazed opaque window to the side elevation, laminated work surface, under unit space and plumbing for an automatic washing machine, dishwasher, central heating radiator, space on the worktop for a stackable dryer, wall mounted Ferroli boiler providing domestic hot water and central heating, latch door off to:-

Cloaks/Wc

Low level WC and wash hand basin with chrome mixer tap, ceramic tiled flooring, central heating radiator, UPVC double glazed opaque window to the side elevation.

Rear Lobby

Accessed through a panelled door off the kitchen, having ceramic tiled flooring, UPVC double glazed door to the side leading to steps down to the rear garden. Opening to pantry which is shelved out providing ample storage, double power socket and ceramic tiled flooring continues from the rear lobby in to pantry.

First Floor Landing

Having central heating radiator, panelled door to:-

Shower Room

Having a corner glazed shower cubicle, mains chrome shower, wash hand basin with chrome mixer tap over fitted to laminate work surface which runs along the length of the bathroom, low level WC, ceramic tiled flooring, part ceramic tiled walls, UPVC double glazed opaque window to the front elevation, central heating radiator.

Bedroom One

12' 2" x 11' 3" (3.71m x 3.43m)

Having two central heating radiators, UPVC double glazed opaque window to the rear elevation.

Bedroom Two

11' 5" x 8' 8" (3.48m x 2.64m)

Having UPVC double glazed window to the rear elevation, central heating radiator.

Outside

The property has a gravelled driveway providing off road parking for several vehicles, leading to the front door area with covered canopy, outside double power socket, timber drive gates lead through to the rear of the property.

Rear

Beyond the gates from the drive is further gravelled off road parking for several vehicles, further concrete driveway leading to:-

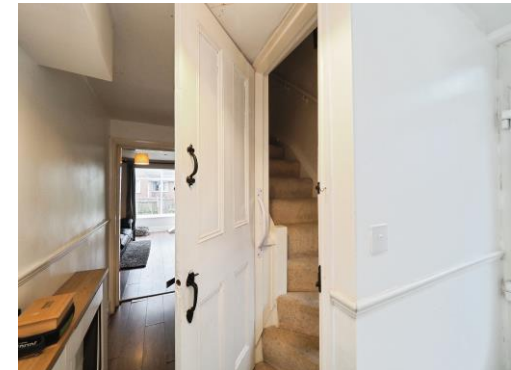
Detached Brick Garage

15' 3" x 9' 2" (4.65m x 2.79m)

With double opening doors, light and power.

Garden

There is a good sized rear garden flanked with borders inset with a variety of mature shrubs, further enclosed garden area with a decked terrace, shaped lawns, borders inset with shrubs and trees, timber summer house to be included in the sale. Concrete paths and steps down from the rear utility area lead down to the garden.









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

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Tenure:Freehold EPC Rating: E

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