



Wood Lane, Newhall, Swadlincote,
Derbyshire

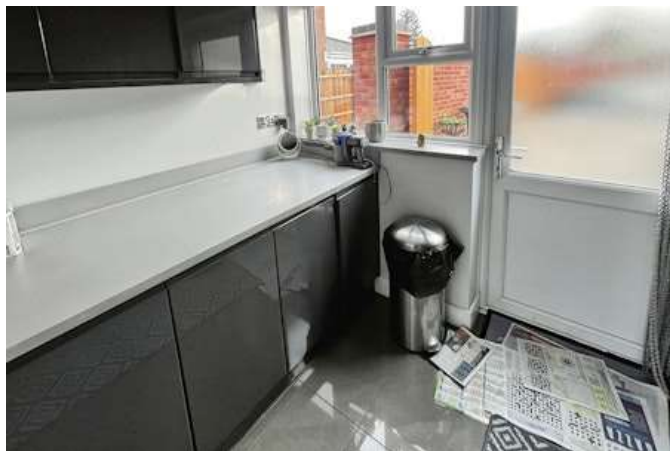


£375,000



Key Features

- Individual & Distinctive Home
- Highly Regarded Residential Location
- Stunning Views Over South Derbyshire
- Extremely Spacious Family Living Accommodation
- Extensive Driveway & Garage
- Beautifully Presented Throughout
- EPC rating C
- Freehold





Newton Fallowell are pleased to be able to offer for sale this individual and distinctive, architect designed, one off property which we understand was constructed in the late 1960's to a Swedish design. The home has been altered, extended and improved over recent years and now provides spacious well planned family living which in brief comprises: - entrance hall, fabulous bay windowed lounge with large conservatory off, beautifully re-fitted kitchen with extensive integrated appliances, separate utility room, inner hallway with guest cloaks, large shower room and third bedroom/reception room. On the first floor a landing leads to the master having a large en-suite bathroom off, bedroom two having nursery/occasional bedroom off and also gives access to the en-suite. Outside the property is set back from the road behind a very deep forecourt and lawned garden, the driveway leads to a newly constructed detached garage. To the rear is a very pleasant, private, enclosed walled garden which is designed for ease of maintenance.

Accommodation In Detail

Upvc entrance door leading to:

Entrance Hall

having one central heating radiator, fitted wall light point, Upvc double glazed window to side elevation and doorway giving access to useful understairs storage cupboard.

Main Sitting Room

having large Upvc double glazed picture window to front elevation, ornate moulded coving to ceiling, two ornate centre ceiling roses, fitted dado rail, polished Sandstone fireplace with inset cast iron multi fuel stove, kickstrip skirting heater, one large central heating radiator, fitted wall light points and sliding Upvc double glazed patio doors opening through into:

Conservatory 3.95m x 3.36m (13'0" x 11'0")

having insulated ceiling, Upvc double glazed lights with various openings, one central heating radiator and Upvc double glazed French door opening out to the rear garden.

Beautifully Re-Fitted Kitchen 4.85m x 2.71m (15'11" x 8'11")

having a fabulous array of high gloss grey fronted base and wall mounted units with high quality work surface over, four ring electric hob, integrated oven, fridge/freezer and dishwasher, sink and draining unit, low intensity spotlights to ceiling, fitted plate warmer, fitted extractor canopy, concealed under unit lighting, low intensity spotlights to ceiling, high gloss ceramic tiling to floor and multi panel glazed door leading through to:

Utility Room 2.15m x 2.11m (7'1" x 6'11")

having Upvc double glazed window, half obscure double glazed door to rear elevation, extensive array of fitted high gloss grey units, one central heating radiator and high gloss ceramic tiling to floor.

Inner Hallway

having staircase rising to first floor, one central heating radiator and fitted smoke alarm.

Guest Cloak Room

having low level wc, wall mounted wash basin, one central heating radiator, ceramic tiling to floor, fitted dado rail and obscure Upvc double glazed window to rear elevation.

Reception Room/Bedroom Three 3.01m x 3.91m (9'11" x 12'10")

having Upvc double glazed bay window to front elevation, one central heating radiator, fitted laminate flooring and fitted dado rail.

Ground Floor Shower Room 2.61m x 3.02m (8'7" x 9'11")

having suite comprising vanity wash basin with cupboards under and over, fitted bidet, over-sized shower with multi jet system, obscure Upvc double glazed window to rear elevation, fitted shaver point, low intensity spotlights to ceiling, half tiling complement to walls and full tiling around shower area, ceramic tiling to floor, one central heating radiator and fitted chrome central heating radiator.



On The First Floor

Landing

having Upvc double glazed window to front elevation.

Master Bedroom 4m x 3.63m (13'1" x 11'11")

having large Upvc double glazed picture window to front elevation, one central heating radiator, fitted dado rail, wall light points and a fabulous array of fitted wardrobes and drawers.

Jack & Jill En-Suite Bathroom 3.65m x 2m (12'0" x 6'7")

having three piece white suite comprising vanity wash basin, low level wc, panelled bath with Victoriana style mixer taps and shower attachment, one central heating radiator and obscure Upvc double glazed window to rear elevation.

Bedroom Two 3.02m x 4.54m (9'11" x 14'11")

having large Upvc double glazed window to front elevation, further Upvc double glazed window to side, one central heating radiator, access to loft space via retractable ladder and built-in range of triple wardrobes.

Nursery/Study 3.03m x 2m (9'11" x 6'7")

having Upvc double glazed window to rear elevation, one central heating radiator and fitted dado rail.

Inner Lobby

having storage cupboards, one housing the fitted Potterton gas fired central heating boiler.

Outside

The property stands in an elevated position off the well regarded Woods Lane with a deep mainly lawned fore garden adjacent to an extensive sweeping tarmac driveway. The driveway leads to a newly built detached brick built garage with electric light, power, side courtesy door, double glazed window and remote controlled garage door. There is extensive external lighting including a cast iron lamp. To the rear is a recently re-hard landscaped walled garden which is laid to block paving, double gates provide the ability to store trailers, caravans etc.



Services

All mains services are believed to be connected to the property.

Measurement

The approximate room sizes are quoted in metric. The imperial equivalent is included in brackets.

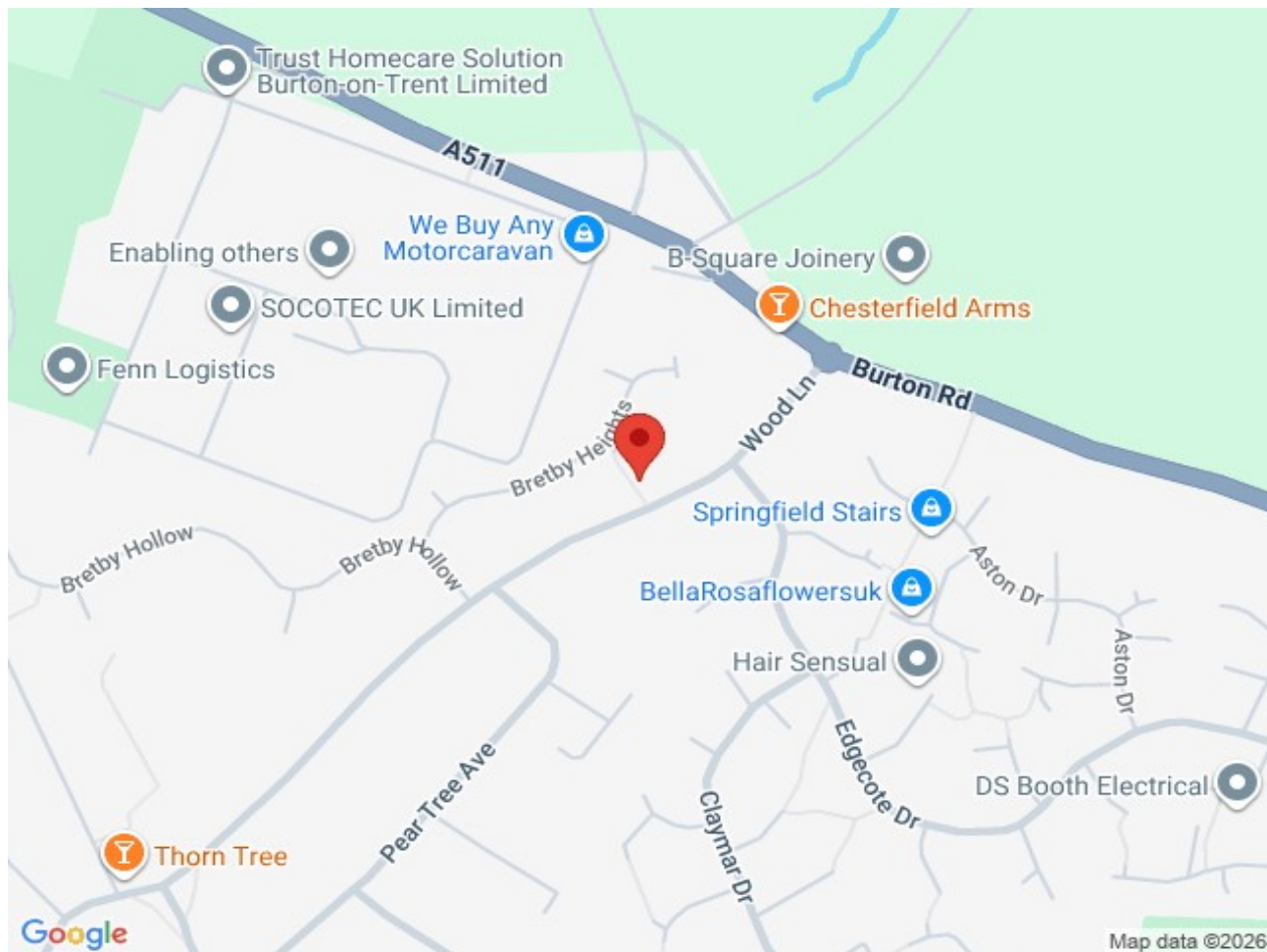
Tenure

Freehold - with vacant possession upon completion. Newton Fallowell recommend that purchasers satisfy themselves as to the tenure of the property and we would recommend that they consult a legal representative such as a Solicitor appointed in their purchase.

Note

The services, systems and appliances listed in this specification have not been tested by Newton Fallowell and no guarantee as to their operating ability or their efficiency can be given. Anti-Money Laundering Regulations – Intending purchasers will be required to provide identification documents via our compliance provider, Coadjute, at a cost of £45 plus VAT per transaction. This will need to be actioned at the offer stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		107
(81-91) B		
(69-80) C		
(55-68) D		75
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC
WWW.EPC4U.COM		