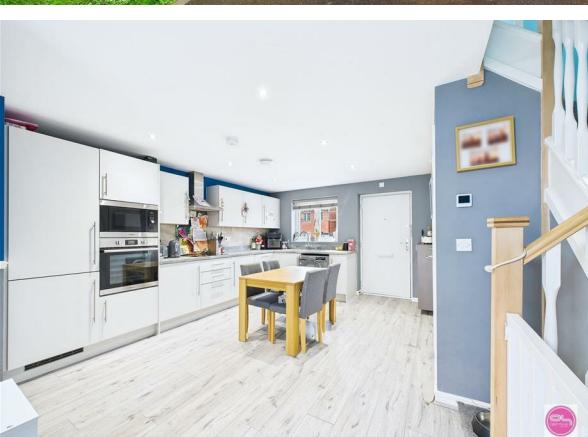
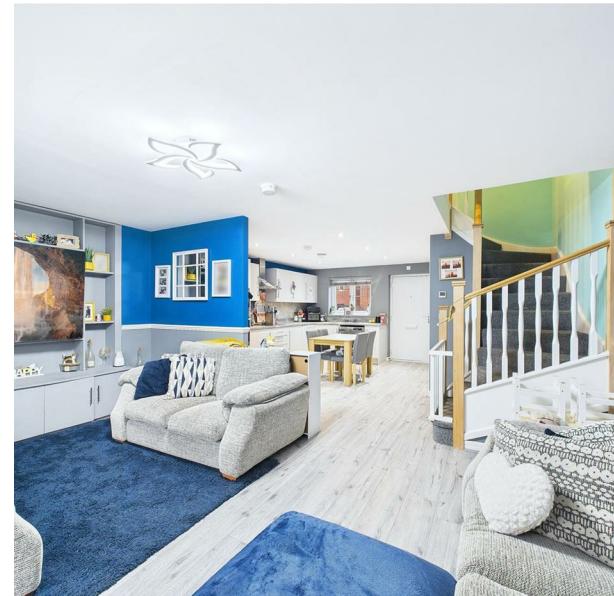


Marble Drive, Newhall, Swadlincote, DE11 0YJ

Offers Over £220,000

Council Tax Band: B



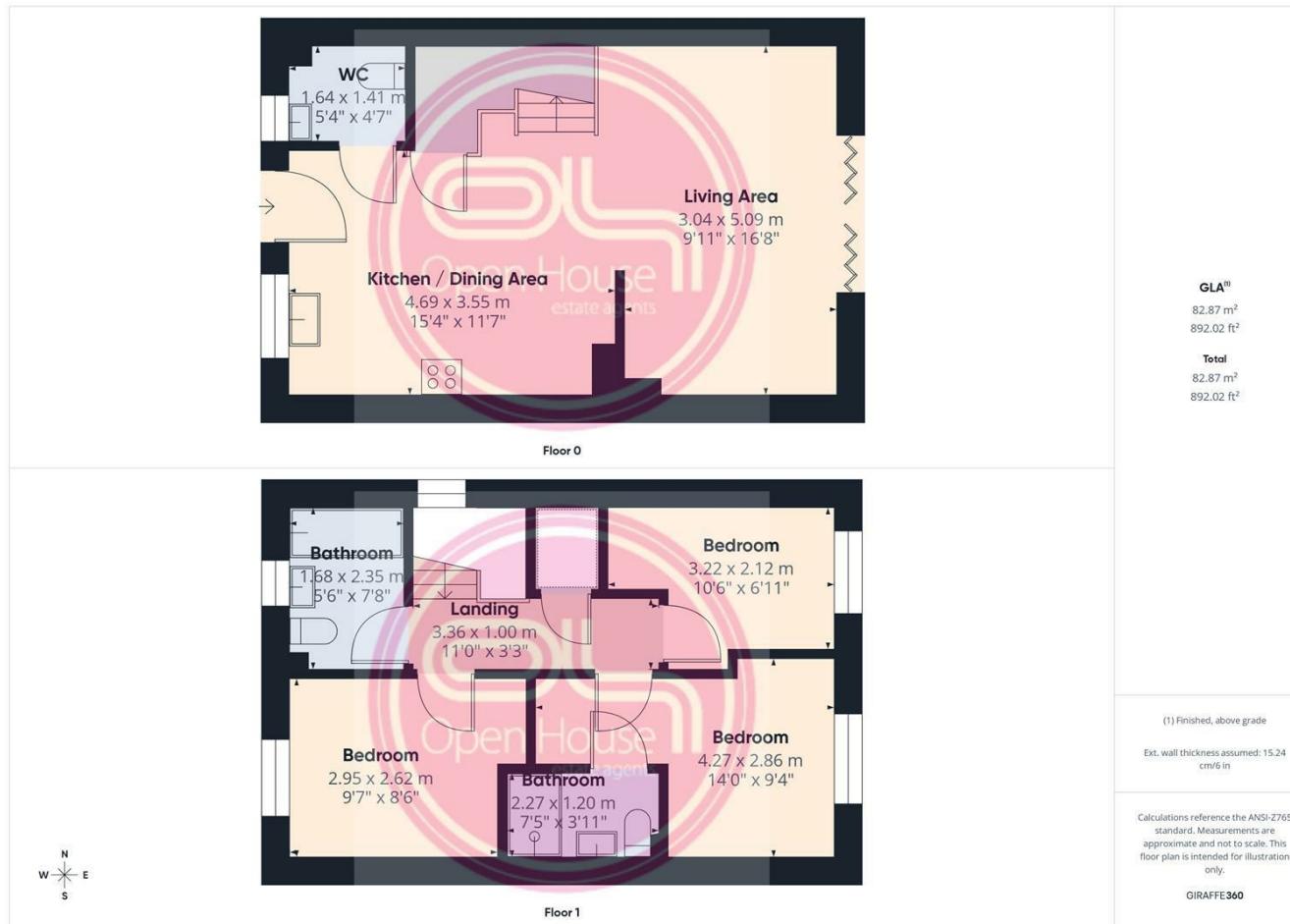
Located on the popular and convenient Cadley Village Development, this beautifully presented three-bedroom home offers modern, low-maintenance living with a bright and airy open-plan layout. The property is neutrally finished with contemporary upgrades, allowing buyers to easily personalise the space.

The ground floor flows seamlessly between the kitchen, dining and living areas, creating an ideal setting for both family life and entertaining. Upstairs, the home provides three inviting bedrooms, including a spacious main bedroom with private en-suite, a generous second double and a well-sized third bedroom.

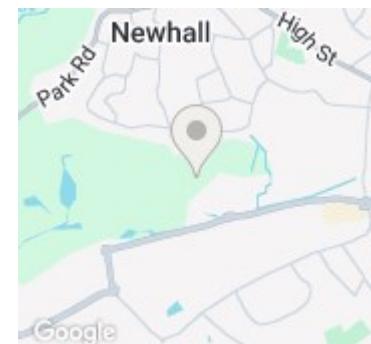
Externally, the property benefits from driveway parking, an EV charging point, and a landscaped rear garden designed for minimal upkeep – complete with artificial grass, patio seating areas and a garden shed.

This location is highly sought after for its access to schools, walking routes, green spaces, public transport links, supermarkets, cafés and Swadlincote town centre. The A511, A514, A38 and wider routes provide easy access to Burton, Ashby-de-la-Zouch and Derby.

Ideal for first-time buyers, this energy-efficient home (EPC Grade B) offers comfort, practicality and style in equal measure.



Open House Burton & Swadlincote



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		95
(81-91)	B		83
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	