



The Croft, Newhall, Swadlincote,
Derbyshire



3



1



2

£265,000



Key Features

- Detached Family Home
- Three Double Bedrooms
- Dining Kitchen
- Driveway & Large Double Garage
- Quiet Cul De Sac Location
- Large Reception Room
- EPC rating TBC
- Freehold





Newton Fallowell are pleased to be able to offer for sale this detached family home in the quiet cul de sac location in Newhall. Benefitting from three double bedrooms, large reception room, dining kitchen and double garage this property is ideal for families looking in this location. In brief the accommodation comprises: - porch, entrance hall, guest cloak room, entrance lobby, lounge, dining kitchen and on the first floor a landing leads to three double bedrooms and large family bathroom. Externally the property benefits from good sized off road parking, double garage and a great sized rear garden with a number of seating areas. Viewings are highly recommended.

Accommodation In Detail

Frosted wooden glazed door leading to:

Entrance Hall 1.21m x 1.49m (4'0" x 4'11")

having consumer unit for electrics, tiling to floor and one central heating radiator.

Guest Cloak Room 1.11m x 1.94m (3'7" x 6'5")

having low level wc, pedestal wash basin with chrome tap, half height tiling, storage for shoes and coats, access to small loft space, one central heating radiator, tiling to floor and frosted Upvc double glazed window to front elevation.

Entrance Lobby 2.42m x 2.79m (7'11" x 9'2")

having carpet to floor and one central heating radiator.

Lounge 3.76m x 3.96m (12'4" x 13'0")

having staircase rising to first floor, understairs storage, carpet to floor, two central heating radiators and Upvc double glazed windows to front and side elevations.

Dining Kitchen 6.31m x 3.18m (20'8" x 10'5")

having range of base and wall mounted units with solid wood doors and drawers, granite effect laminate work surface, four ring electric hob with extractor over, composite sink and drainer with chrome mixer tap, mid height electric oven, under counter lighting, space for washing machine and fridge, tiled splashback, down-lighters, two central heating radiators, Upvc double glazed window to rear elevation and Upvc double glazed door and window to rear.

On The First Floor

Landing

having access to loft space, one central heating radiator on stairs and carpet to floor.

Master Bedroom 3.03m x 4.13m (9'11" x 13'6")

having carpet to floor, one central heating radiator and Upvc double glazed window to rear elevation.

Bedroom Two 3.18m x 3.21m (10'5" x 10'6")

having carpet to floor, one central heating radiator and Upvc double glazed window to rear elevation.

Bedroom Three 3.03m x 3.02m (9'11" x 9'11")

having built-in triple wardrobes, carpet to floor, one central heating radiator and Upvc double glazed window to front elevation.

Family Bathroom 3.18m x 2.05m (10'5" x 6'8")

having low level wc, pedestal wash basin with chrome mixer tap, bath with chrome mixer tap and chrome fittings, walk-in quadrant shower with glass sliding doors and chrome thermostatic shower, built-in storage cupboard housing recently installed Glowworm gas fired combination boiler, half height tiling to most of walls and full tiling around shower, tiling to floor, extractor fan, chrome heated towel radiator and frosted Upvc double glazed window to front elevation.



Outside

To the front of the property is a full width tarmacadam driveway providing parking for three vehicles and leading to the garage. To the rear is a fully enclosed garden with a number of paved patio areas and low maintenance gravelled areas with mature plants.

Double Garage 5.39m x 5.19m (17'8" x 17'0")

having wooden doors to front, Upvc double glazed door and window to side elevation, power and lighting and further storage to loft space.



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

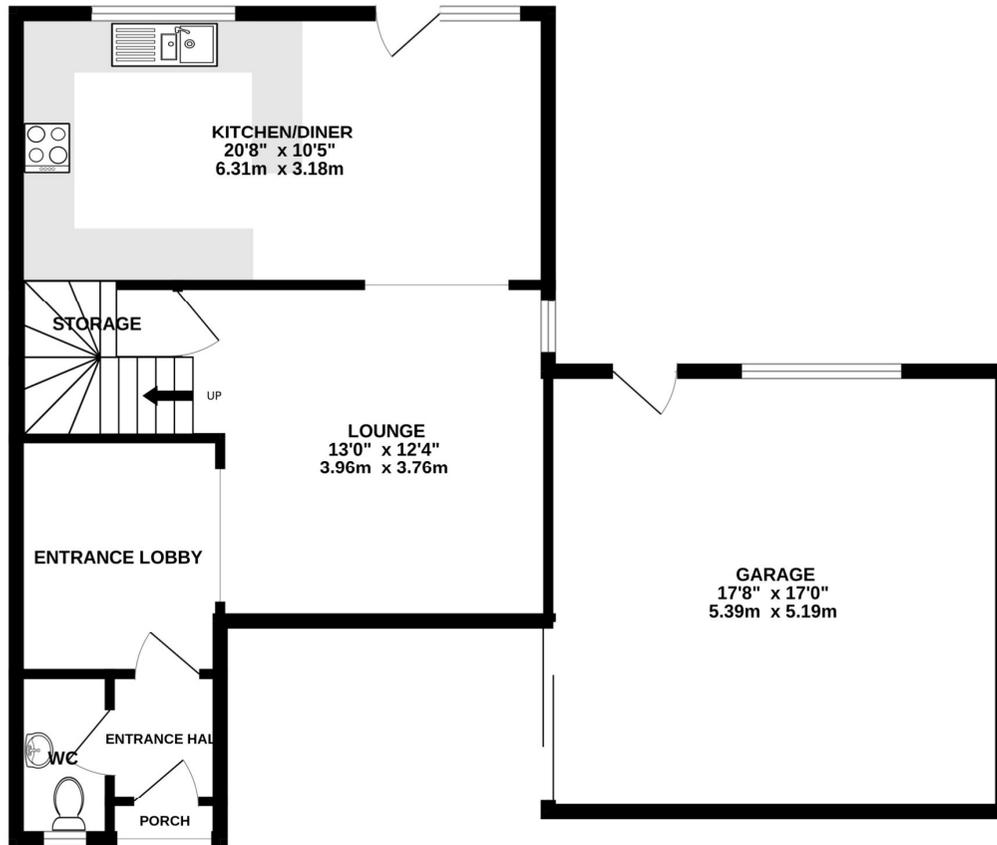
Freehold - with vacant possession upon completion. Newton Fallowell recommend that purchasers satisfy themselves as to the tenure of the property and we would recommend that they consult a legal representative such as a Solicitor appointed in their purchase.

Note

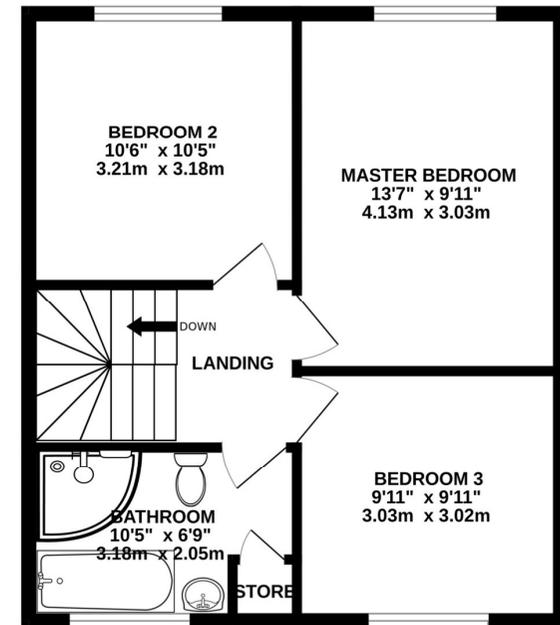
The services, systems and appliances listed in this specification have not been tested by Newton Fallowell and no guarantee as to their operating ability or their efficiency can be given. Anti-Money Laundering Regulations – Intending purchasers will be required to provide identification documents via 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.



GROUND FLOOR
853 sq.ft. (79.2 sq.m.) approx.



1ST FLOOR
485 sq.ft. (45.0 sq.m.) approx.



TOTAL FLOOR AREA : 1337 sq.ft. (124.3 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
Made with Metropix ©2026

