



## 58 Davenport Road, New Tupton

£210,000 Freehold

No chain. Spacious 3-bed semi in New Tupton, near shops, schools, and transport. Large garden, garage, hot tub house, garden room, loft room, and modern interiors. Ideal for families or couples.

Council Tax band: A

Tenure: Freehold

NO CHAIN - Perfectly suited to first-time buyers, families, and couples, this generously sized three-bedroom semi-detached property offers well-appointed accommodation. Situated in the sought-after village of New Tupton, this property benefits from local shops, amenities, and plenty of green space. The village is within the catchment area of highly regarded schools, and excellent transport links are available with key bus routes.

Upon entering, you'll be welcomed into the well-proportioned entrance hall, with the spacious living room, the large front window fills the room with natural light, creating a warm and inviting atmosphere. At the rear of the property, you'll find the bright and airy dining room, which boasts lovely views of the rear garden, and includes handy storage space in the form of an under-stairs cupboard.

The kitchen is well-utilized, but there's potential to extend it further into the garden room to create a large, modern open-plan space. The garden room itself is expansive and a fantastic addition, with a large fitted cupboard unit for extra storage and utility area.

The first floor houses the modern family bathroom, two of the double bedrooms have large fitted wardrobes. The third, smaller bedroom would be perfect as a single room, office, or study. The double bedroom at the rear offers stunning views over fields. Accessed via a ladder from the landing, the fully boarded loft room which could be utilized as an office, games room, gym etc, but has potential to be converted into another bedroom subject to planning permission and building regulations.

The outdoor space is ideal for family living, featuring a large landscaped garden with a patio area, as well as a spacious Canadian hot tub house, perfect for installing a hot tub. There's also a large detached garage that could serve various purposes, such as a workshop or home office. The garage is equipped with lighting, power sockets, and a fully wired burglar alarm system.





### ENTRANCE HALLWAY/STAIRS AND LANDING

The property is entered via a welcoming entrance hall, featuring laminate flooring, a uPVC entrance door, and a uPVC window allowing in natural light. Finished with wallpapered décor and a wall-mounted radiator, the space offers a warm first impression. The carpeted staircase leads to a spacious landing, which also benefits from a uPVC window, wallpapered walls, and a built-in storage cupboard. There is access to the loft room from the landing, providing additional storage or potential for flexible use.

### LOUNGE

13' 4" x 12' 2" (4.07m x 3.70m)

The lounge is a bright and inviting space, featuring wood-effect laminate flooring, a large uPVC window that allows for plenty of natural light, and a wall-mounted radiator for comfort. The room is tastefully decorated with coving, wallpapered walls, and includes an electric fire, creating a cosy focal point for relaxing evenings

### DINING ROOM

11' 10" x 8' 8" (3.60m x 2.64m)

The dining room offers a versatile and practical space, finished with tiled flooring and tasteful wallpaper décor with coving. Two uPVC windows provide excellent natural light, while a radiator ensures year-round comfort. A built-in storage cupboard adds valuable functionality, making this an ideal room for family dining or entertaining guests.

### KITCHEN

10' 8" x 8' 9" (3.25m x 2.67m)





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TOTAL FLOOR AREA : 128.2 sq.m. (1380 sq.ft.) 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.  
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Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: D

