



Sunnyside, Newhall, Swadlincote,
Derbyshire



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£230,000



Key Features

- Semi Detached Home
- Two Double Bedrooms
- Converted Attic
- Two Reception Rooms
- Original Features
- Guest Cloak Room
- EPC rating D
- Freehold





Newton Fallowell are pleased to be able to offer for sale this well presented two bedroomed semi detached home in a desirable road in Newhall. Having feature panelling and original features throughout this is a great example of a property of this period. Benefitting from a great sized rear garden with a number of private seating areas and outbuildings including a laundry, this property is ideal for any first time buyer or family looking to purchase within this location. In brief the accommodation comprises: - entrance hall, lounge, dining room, kitchen, guest cloak room, on the first floor are two double bedrooms and large family bathroom and on the second floor is the converted attic. Viewings are highly recommended.

Accommodation In Detail

Frosted composite double glazed door leading to:

Entrance Hall 1.18m x 3.67m (3'11" x 12'0")

having feature wooden panelling to walls, coving and architrave and wood effect tiling to floor.

Lounge 2.72m x 3.67m (8'11" x 12'0")

having electric fire with granite hearth and wooden surround, feature panelling to walls, coving and architraves, medium pile carpet and Upvc double glazed window to front elevation.

Lobby 1.66m x 1.8m (5'5" x 5'11")

having staircase rising to first floor, feature panelling to walls, wood effect tiled flooring, one central heating radiator and doorway leading to understairs with home office.

Home Office 2.02m x 1.66m (6'7" x 5'5")

having power, desk area, wood effect vinyl flooring and frosted Upvc double glazed window to side elevation.

Dining Room 3.97m x 3.66m (13'0" x 12'0")

having electric cast iron style fireplace with granite effect hearth and wooden surround, feature wood panelling to walls, feature central heating radiator, media points and carpet to floor.

Kitchen 2.34m x 3.06m (7'8" x 10'0")

having range of base and wall mounted units, granite effect laminate work surface, Kenwood Rangemaster style oven with five ring gas hob and extractor over, ceramic sink and drainer with chrome mixer tap, tiled splashback, integrated wine cooler, cupboard housing gas fired combination boiler, wood effect LVT flooring and opening through to:

Rear Lobby 1.66m x 1.36m (5'5" x 4'6")

having space for undercounter fridge and freezer, further eye level storage units, wood effect LVT flooring, consumer unit for outbuildings, one central heating radiator and Upvc double glazed door to side elevation.

Guest Cloak Room 1.03m x 1.66m (3'5" x 5'5")

having low level wc, space saving vanity wash basin with chrome mixer tap, half height tiling to walls, wood effect vinyl flooring, heated towel radiator and Upvc double glazed window to side elevation.

Laundry Room/Utility 1.64m x 2.51m (5'5" x 8'2")

having space for washing machine and tumble dryer, further storage, wood effect laminate work top, power, lighting, panelling to walls, Upvc double glazed window to side elevation and wooden door.

Workshop 1.88m x 2.55m (6'2" x 8'5")

having plenty of storage, shelves and worktop, power, lighting and wooden door.



On The First Floor

Landing

having staircase rising to second floor, one central heating radiator and Upvc double glazed window to side elevation.

Master Bedroom 3.97m x 3.67m (13'0" x 12'0")

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

Bedroom Two 2.98m x 3.68m (9'10" x 12'1")

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

Large Bathroom 2.34m x 2.72m (7'8" x 8'11")

having low level wc, feature wash basin with chrome taps, quadrant shower cubicle with glass sliding doors and electric shower, feature roll top bath with chrome taps, built-in storage, tiling to walls, mixture of mosaic tiling and wood effect vinyl to floor, chrome heated towel radiator and frosted Upvc double glazed window to side elevation.

On The Second Floor

Converted Attic Space

This could be used for substantial storage or playroom. featuring

First Part Of Room 3.96m x 3.7m (13'0" x 12'1")

having access to small loft space, access to eaves storage, flooring is a mix of carpet and wood effect laminate flooring and opens through to:

Further Storage Room 1.96m x 3.67m (6'5" x 12'0")

having access to eaves storage, wood effect laminate flooring and double glazed Velux window to rear elevation.



Outside

To the front of the property is a good sized area with raised planter bed, this could be turned into parking. To the rear is a fully enclosed garden with a large block paved patio area which leads to a sheltered purpose built seating area, further Indian stone patio area which provides private seating and a large lawned area with a garden shed which has power.

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

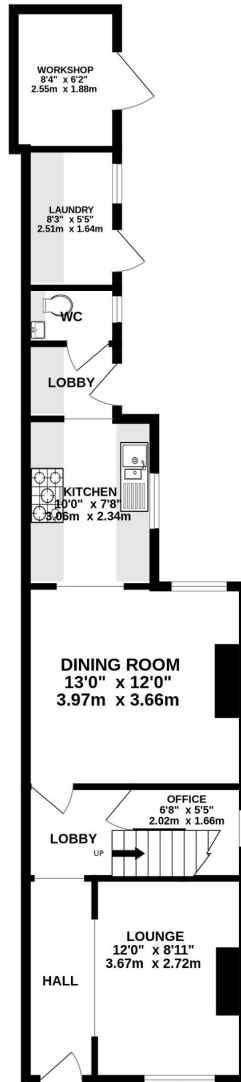
Freehold - with vacant possession upon completion. Newton Fallowell recommend that purchasers satisfy themselves as to the tenure of the property and we would recommend that they consult a legal representative such as a Solicitor appointed in their purchase.

Note

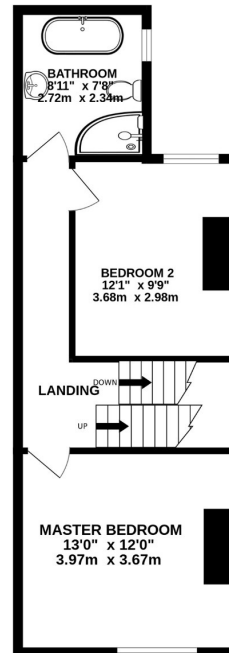
The services, systems and appliances listed in this specification have not been tested by Newton Fallowell and no guarantee as to their operating ability or their efficiency can be given. Anti-Money Laundering Regulations – Intending purchasers will be required to provide identification documents via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



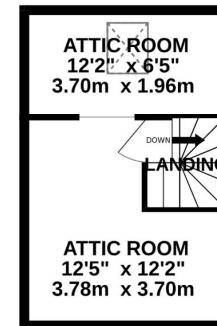
GROUND FLOOR
588 sq.ft. (54.7 sq.m.) approx.



1ST FLOOR
438 sq.ft. (40.7 sq.m.) approx.

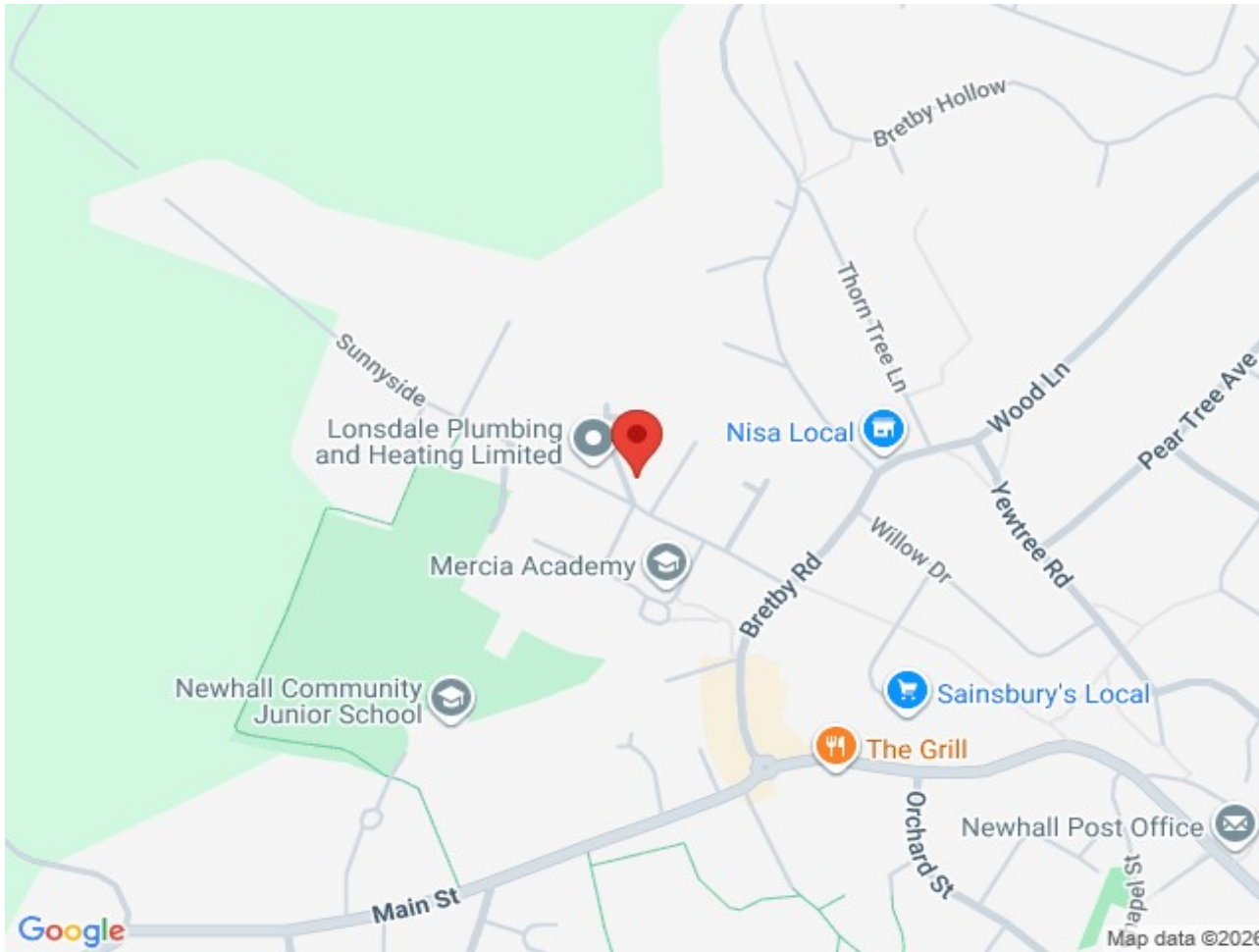


2ND FLOOR
228 sq.ft. (21.2 sq.m.) approx.



TOTAL FLOOR AREA : 1254 sq.ft. (116.5 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.
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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		73 C
55-68	D	55 D	
39-54	E		
21-38	F		
1-20	G		

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