



Fairfield Crescent, Newhall, Swadlincote, DE11 0SX

£269,500

Bedrooms: 3 | Bathrooms: 1 | Receptions: 2

Cadley Cauldwell are pleased to market this lovely well maintained extended 3 bed detached home. The property comprises entrance hall, lounge/diner, 2nd reception room, kitchen, 3 bedrooms, family bathroom, downstairs WC, detached single garage, private parking and an enclosed rear garden.

Located in a popular residential area of Newhall with easy access to local amenities, schools for all ages and major routeways including A444, A42/M42 & A38.

The property benefits gas central heating and double glazing.

Freehold/Council tax: C/EPC: C

To arrange your viewing please contact Cadley Cauldwell on 01283 217251.

Entrance Hall - 3.78m x 1.45m (12'5" x 4'9") Access to understairs storage.

Lounge/diner - 6.45m x 3.23m (21'2" x 10'7")

Reception Room - 3.53m x 3.35m (11'7" x 11'0") Currently used as a hobby/craft room.

Kitchen - 6.15m x 2.94m (20'2" x 9'7")

Downstairs WC - 1.78m x 1.37m (5'10" x 4'6")

Bedroom 1 - 3.88m x 3.35m (12'8" x 11'0") with fitted wardrobe.

Bedroom 2 - 3.35m x 2.79m (11'0" x 9'1") with fitted wardrobe.

Bedroom 3 - 2.97m x 2.82m (9'9" x 9'3") currently set up as a home office.

Bathroom - 2.94m x 1.85m (9'7" x 6'1")

To the front

Walled front garden with path leading to the front door. Low maintenance gravelled area with beds and borders. Access the rear garden via side gate.

To the rear

Enclosed rear garden with new porcelain patio and grassed area. Raised beds and mature plants. Included are 3 sheds and greenhouse/potting shed.

Side door accessing the garage. Access to the front via the side gate.

Detached Single Garage

Up and over door. Side door with access into the garden.







Cadley Cauldwell

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