



**Redhill Lodge Road, Newhall, Swadlincote, Derbyshire, DE11 0NZ**

**\*\*NEW PRICE\*\* £275,000**

**Bedrooms: 4 | Bathrooms: 2 | Receptions: 2**

Cadley Cauldwell present to the market this spacious 4 bed detached family home. The home comprises entrance hall, lounge, dining room, kitchen, downstairs WC, 2 double bedrooms, 2 single bedroom, ensuite to the master bedroom, family bathroom, drive, garage, front garden and low maintenance closed rear garden.

The property benefits from gas central heating and double glazing.

The home is located on a popular Cul de Sac in Newhall with access to local schools, amenities and major route ways. Viewings are highly recommended to appreciate the space the property has to offer. To arrange your viewing please contact Cadley Cauldwell on 01283 217251.

Freehold/Council tax: D/EPC: D

**Entrance Hall** - 2.59m x 1.73m (8'6" x 5'8")

**Lounge** - 5.46m x 3.63m (17'11" x 11'11")

**Dining Room** - 2.87m x 3.63m (9'5" x 11'11")

**Kitchen** - 6.27m x 3.12m (20'7" x 10'3")

Recently fitted kitchen with integrated applicances

**Cloakroom** - 1.5m x 1.35m (4'11" x 4'5")

**Master Bedroom** - 4.8m x 3.68m (15'9" x 12'1")

Fitted wardrobes

**Ensuite** - 1.63m x 3.18m (5'4" x 10'5")

**Bedroom 2** - 4.09m x 2.69m (13'5" x 8'10")

**Bedroom 3** - 2.64m x 1.96m (8'8" x 6'5")

**Bedroom 4** - 2.64m x 2.11m (8'8" x 6'11")

Fitted wardrobes

**Bathroom** - 2.13m x 2.18m (7'0" x 7'2")

### To the front

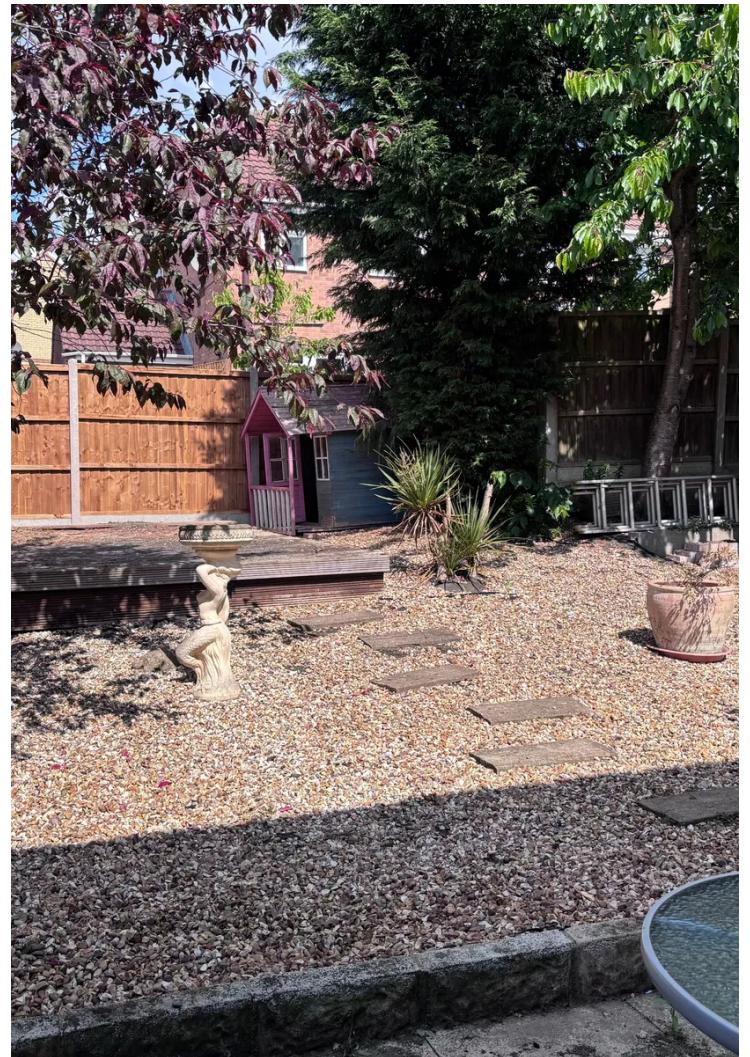
Parking for several vehicles with access to a single garage, lawn with a path leading to the front door. Side access to the rear of the property.

### To the rear

Low maintenance garden, patio and decked area. Side access to the garage and gate leading to the front of the property.

**Garage** - 5.08m x 2.49m (16'8" x 8'2")

Up and over door. Side access door located in the rear garden.







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