



Alma Road, Newhall, Swadlincote, DE11 0SD

Offers Over £425,000



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DE11 0SD
Offers Over £425,000**

Situated in the heart of Newhall, this beautifully presented five-bedroom detached family home offers an exceptional amount of living space, finished to a high standard throughout. Featuring an impressive galleried landing that creates an immediate sense of space, the property boasts three reception rooms, a modern breakfast kitchen, three bathrooms and flexible accommodation ideal for growing families. Conveniently located close to local amenities, reputable schools and transport links, this is a superb opportunity to purchase a spacious home ready to move straight into.

Entrance Porch

A welcoming entrance porch with fitted storage, providing a practical space for coats and shoes before entering the main home.

Family/Games Room

A generous reception room offering excellent versatility, ideal as a games room, family room or additional lounge depending on your lifestyle.

Kitchen/Breakfast Room

The heart of the home is this stylish breakfast kitchen, fitted with a range of modern units and integrated appliances including a ceramic hob, electric oven, microwave, freezer and dishwasher. Large windows flood the room with natural light, creating a bright and sociable space for everyday family life.

Lounge

A spacious and inviting main reception room offering plenty of room for relaxing and entertaining.



Dining Room

Positioned conveniently alongside the kitchen, the dining area provides the perfect setting for family meals and entertaining guests.

Snug

A cosy additional reception room centred around a multi-fuel log-burning stove, creating a warm and welcoming atmosphere throughout the colder months.

Inner Hall / Study Area

Currently arranged as a study area, this flexible space provides an ideal home office or reading corner, with the staircase leading to the first floor.

Laundry Room

A practical separate laundry room offering useful additional storage and dedicated space for household appliances.

First Floor Landing

The impressive galleried landing is a real focal point of the home, creating a wonderful sense of openness while providing access to all five bedrooms and the family bathroom.

Main Bedroom

A spacious principal bedroom complete with fitted wardrobes and access to its own en-suite bathroom.

En-Suite

Fitted with a bath, vanity wash basin and low-level WC, providing convenient facilities for the main bedroom.

Bedroom Two

A further generous double bedroom benefiting from fitted wardrobes.

Bedroom Three

A well-proportioned double bedroom enjoying plenty of natural light.

Bedroom Four

Another comfortable double bedroom with fitted wardrobes.

Bedroom Five

A versatile fifth bedroom featuring a skylight window, making it ideal as a bedroom, nursery, dressing room or home office.

Family Bathroom

A beautifully refitted family bathroom finished to an excellent standard, featuring a luxurious spa bath, shower pod, his and hers wash basins and the added luxury of a private sauna.

Outside

To the front, the property benefits from a recently improved gravel driveway offering parking for multiple vehicles, complemented by attractive new fencing.

Rear Garden

The enclosed rear garden is mainly laid to lawn with raised flower beds and fenced boundaries, providing an excellent outdoor space for families, entertaining or simply relaxing.

Additional Information

We wish to clarify that these particulars should not be relied upon as a statement or representation of fact and do not constitute any part of an offer or contract. Buyers should satisfy themselves through inspection or





other means regarding the correctness of the statements contained herein.

Please note that we have not tested or verified the condition of the services connected to the property, including mains gas, electricity, water or drainage systems. Similarly, we cannot confirm the working order or efficiency of any appliances, heating systems, or electrical installations that may be included in the sale. Prospective purchasers are therefore advised to carry out their own independent investigations and surveys before entering into a legally binding agreement.



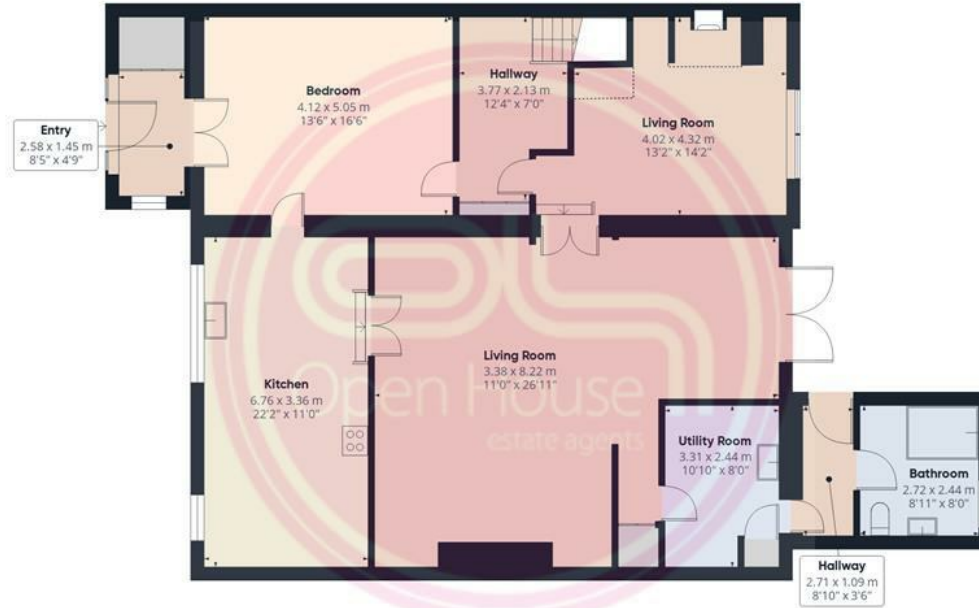
Money Laundering Regulations 2003: In accordance with the Money Laundering Regulations 2003, we are obligated to verify your identification before accepting any offers.

Floorplans: We take pride in providing floorplans for all our property particulars, which serve as a guide to layout. Please note that all dimensions are approximate and should not be scaled.

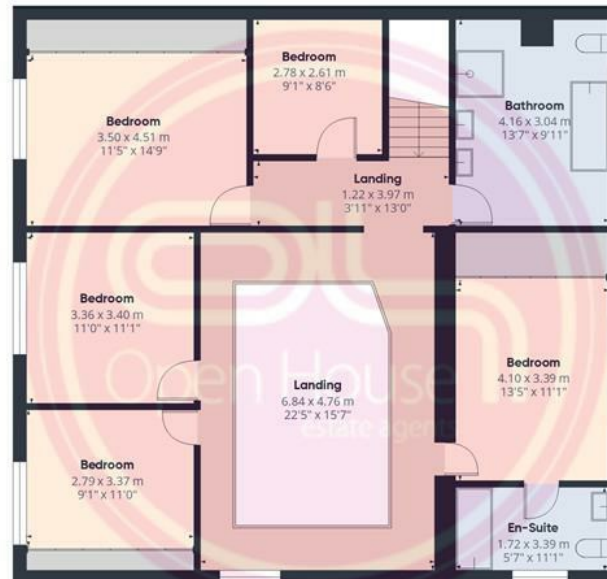








Floor 0



Floor 1



GLA⁽¹⁾
289.35 m²
3114.51 ft²

Total
289.35 m²
3114.51 ft²

(1) Finished, above grade

Ext. wall thickness assumed: 15.24 cm/6 in

Reduced headroom

Below 1.5 m/5 ft


Areas with headroom below 1.52 m/5 ft are excluded

Calculations reference the ANSI-Z765 standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360

ENERGY PERFORMANCE CERTIFICATE

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	77	81
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

LOCAL AUTHORITY

South Derbyshire

TENURE

Freehold

COUNCIL TAX BAND

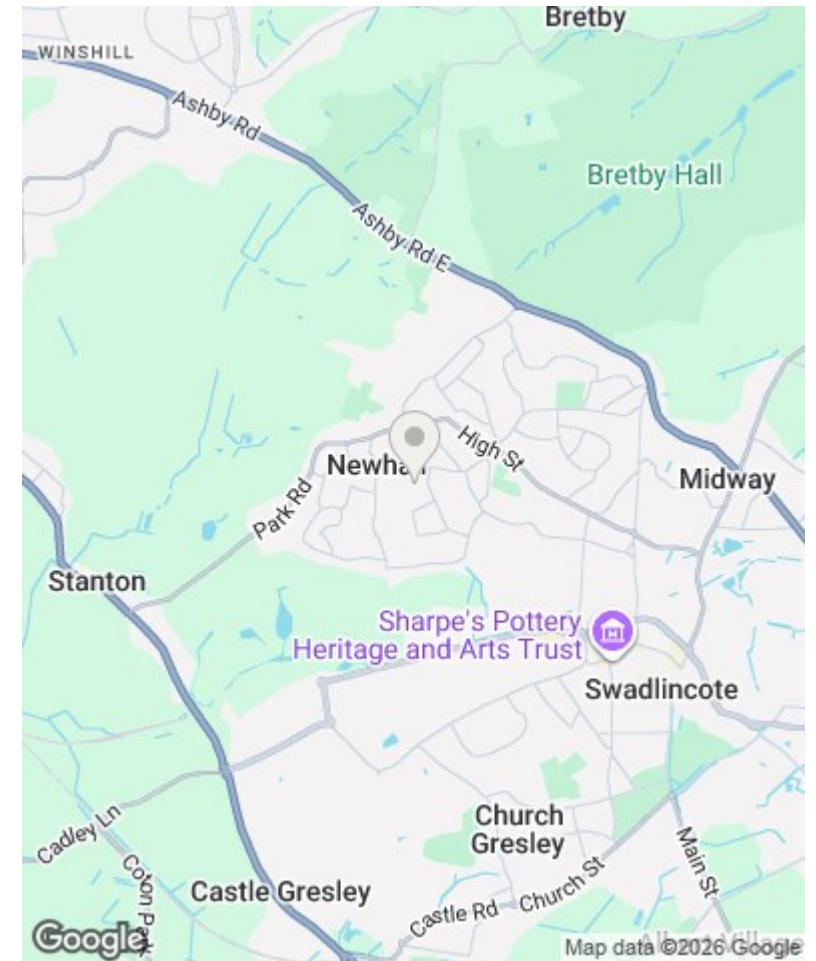
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VIEWINGS

By prior appointment only

PROPERTY SUMMARY

- Over 3000sqft - Five-bedroom detached family home
- Impressive galleried landing
- Three reception rooms
- Modern breakfast kitchen
- Three bathrooms including en-suite
- Beautifully refitted family bathroom with sauna
- Spacious and versatile accommodation throughout
- Generous driveway providing ample off-road parking
- Well-maintained and large rear garden
- Convenient location close to schools, amenities and transport links



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