



Horse Chestnut Close, Newhall,
Swadlincote, Derbyshire



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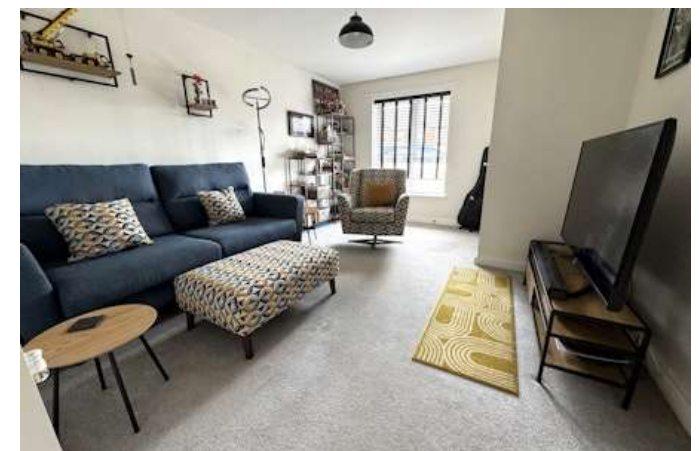
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Shared ownership £115,000



Key Features

- Semi Detached Home
- Three Bedrooms
- Corner Plot
- 50% Shared Ownership
- Off Road Parking
- Large Tiered Garden
- EPC rating B
- Freehold





Newton Fallowell are pleased to be able to offer for sale this almost new three bedroomed semi detached property in Newhall. Benefiting from sitting on a corner plot the property has a great sized rear garden and plenty of off road parking. The accommodation in brief comprises: - entrance hall, lounge, dining kitchen, guest cloak room and on the first floor a landing leads to three well proportioned bedrooms and family bathroom. 50% Shared Ownership with Trent & Dove, further information can be provided.

Accommodation In Detail

Composite front door with frosted Upvc double glazed side panel leading to:

Entrance Hall

having staircase rising to first floor, thermostat for central heating and one central heating radiator.

Lounge 3.58m x 4.43m (11'8" x 14'6")

having media points, one central heating radiator and Upvc double glazed window to front elevation.

Dining Kitchen 4.53m x 3.27m (14'11" x 10'8")

having range of base and wall mounted units, wood effect laminate working surface, single electric oven with four ring gas hob and extractor over, stainless steel sink and drainer with chrome mixer tap, space for fridge/freezer and washing machine, gas fired Worcester Bosch combination boiler, one central heating radiator, Upvc double glazed window to rear elevation, Upvc double glazed French doors opening out to rear and built-in understairs storage cupboard housing consumer unit for electrics and lighting.

Gust Cloak Room 2.28m x 1.93m (7'6" x 6'4")

having low level wc, space saving pedestal wash basin with chrome taps, tiled splashback, extractor fan, one central heating radiator and frosted Upvc double glazed window to side elevation.

On The First Landing

having access to loft space and one central heating radiator.

Master Bedroom 4.53m x 3.1m (14'11" x 10'2")

having built-in overstairs storage cupboard, one central heating radiator and two Upvc double glazed windows to front elevation.

Bedroom Two 2.45m x 3.41m (8'0" x 11'2")

having built-in alcove with shelves and clothes rail, one central heating radiator and Upvc double glazed window to rear elevation.

Bedroom Three 2m x 4.13m (6'7" x 13'6")

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

Bathroom

having panelled bath with chrome fittings, shower and shower screen, pedestal wash basin with chrome fittings, low level wc, one central heating radiator and frosted Upvc double glazed window to side elevation.

Outside

To the front of the property is a block paved driveway providing parking for two vehicles, a path leads to the front door and a mainly lawned fore garden. To the rear is an enclosed garden which is tiered with a paved patio area, feature retaining wall, on the first tier is a good sized lawn, trees, bushes, raised composite decking area and feature stone effect wall.

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.

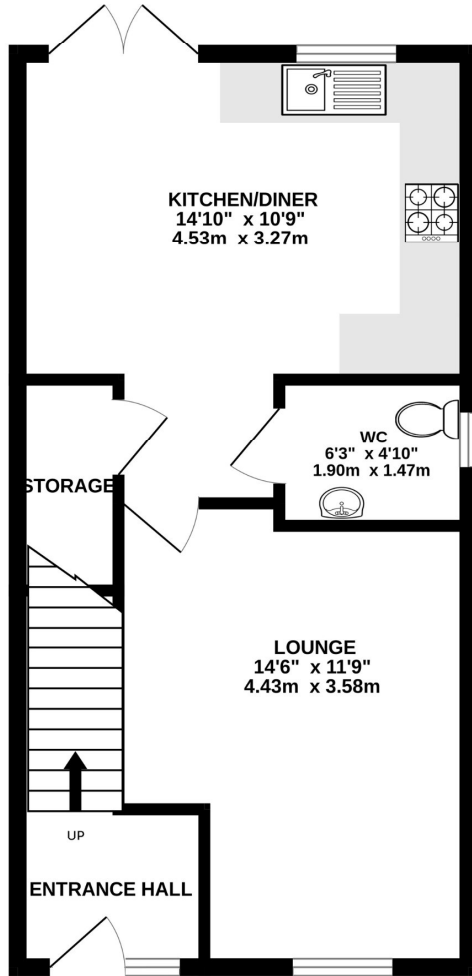
Tenure

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.

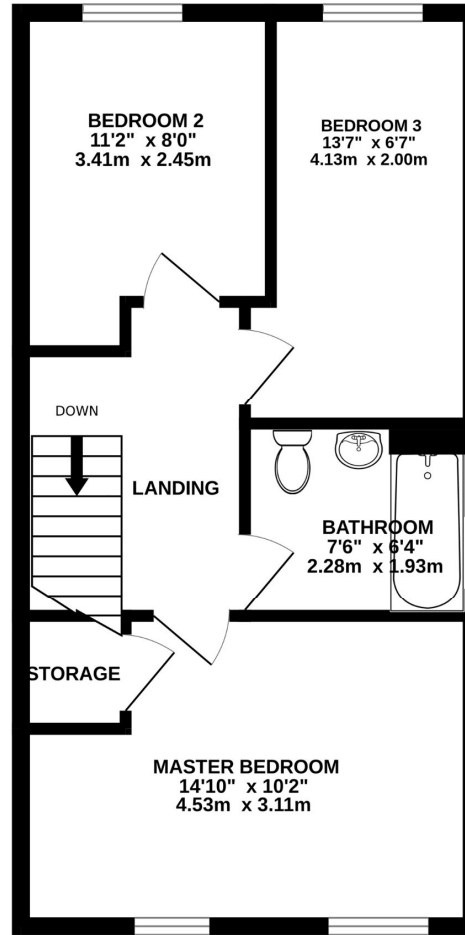
Note

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
447 sq.ft. (41.5 sq.m.) approx.



1ST FLOOR
445 sq.ft. (41.3 sq.m.) approx.



TOTAL FLOOR AREA : 892 sq.ft. (82.8 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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