



Wellwood Road, Newhall, Swadlincote,
Derbyshire



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£200,000



Key Features

- Semi Detached Home
- Three Bedrooms
- No Upward Chain
- Well Presented Throughout
- Dining Kitchen
- Abundance Of Off Road Parking
- EPC rating C
- Freehold





Newton Fallowell are pleased to be able to offer for sale this well presented three bed roomed semi detached home which has no upward chain and immediate vacant possession. The property benefits from well proportioned living space and sits well within its plot providing plenty of off road parking, detached single garage and a good sized rear garden with a patio ideal for entertaining. In brief the accommodation comprises: - large entrance hall, lounge, dining kitchen and on the first floor a landing leads the master bedroom with built-in wardrobes, two further bedrooms and a well appointed family bathroom. Viewings are highly recommended.

Accommodation In Detail

Frosted Upvc double glazed door with frosted Upvc double glazed side panel leading to:

Spacious Entrance Hall 1.8m x 1.9m (5'11" x 6'2")

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

Lounge 4.04m x 4.73m (13'4" x 15'6")

having wall hung electric fire, built-in understairs storage, media points, carpet to floor, one central heating radiator and Upvc double glazed window to front elevation.

Dining Kitchen 5.02m x 2.76m (16'6" x 9'1")

having range of base and wall mounted units, wood effect laminate working surface, composite sink and drainer with chrome mixer tap, five ring electric hob with extractor over, electric single oven, tiled splashback, space for washing machine, space for tumble dryer, space for dishwasher, space for fridge/freezer, one central heating radiator, wood effect vinyl flooring, Upvc double glazed window to rear elevation and frosted Upvc double glazed door to rear elevation.

On The First Floor

Landing

having access to loft space, built-in storage cupboard housing gas fired combination boiler, carpet to floor and Upvc double glazed window to side elevation.

Master Bedroom 2.63m x 3.89m (8'7" x 12'10")

having built-in triple wardrobes with built-in sliding doors, carpet to floor, one central heating radiator and Upvc double glazed window to front elevation.

Bedroom Two 2.51m x 2.98m (8'2" x 9'10")

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

Bedroom Three 2.39m x 3.03m (7'10" x 9'11")

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

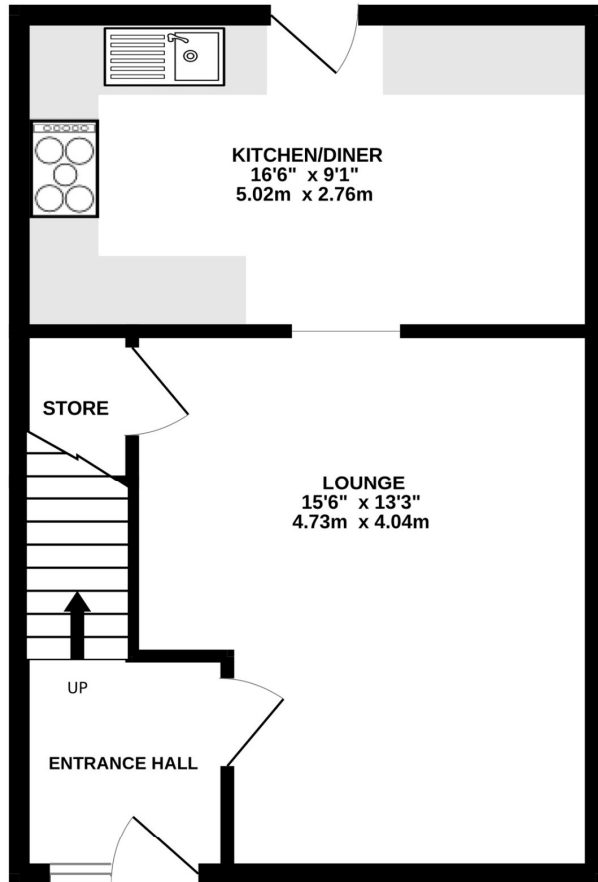
Bathroom 2.46m x 1.7m (8'1" x 5'7")

having low level wc, vanity wash basin with chrome mixer tap, P-shaped bath with chrome fittings and hand held chrome shower, glass shower screen, aqua-panelling to walls, tile effect flooring, one central heating radiator and two frosted Upvc double glazed windows to side and rear elevation.

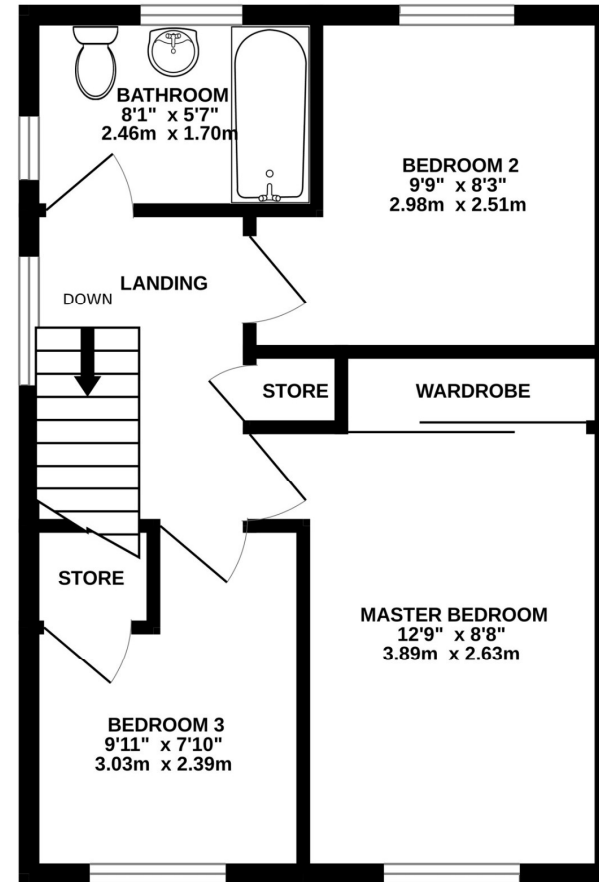
Outside

To the rear of the home is a fully enclosed garden which has two large paved patio areas ideal for entertaining, good sized lawned area, mature planter beds and detached single garage with up and over garage door. To the side is a full length block paved driveway providing parking for several vehicles and to the front is a good sized fore garden which is mainly laid to lawn with mature bushes to the side.

GROUND FLOOR
404 sq.ft. (37.5 sq.m.) approx.

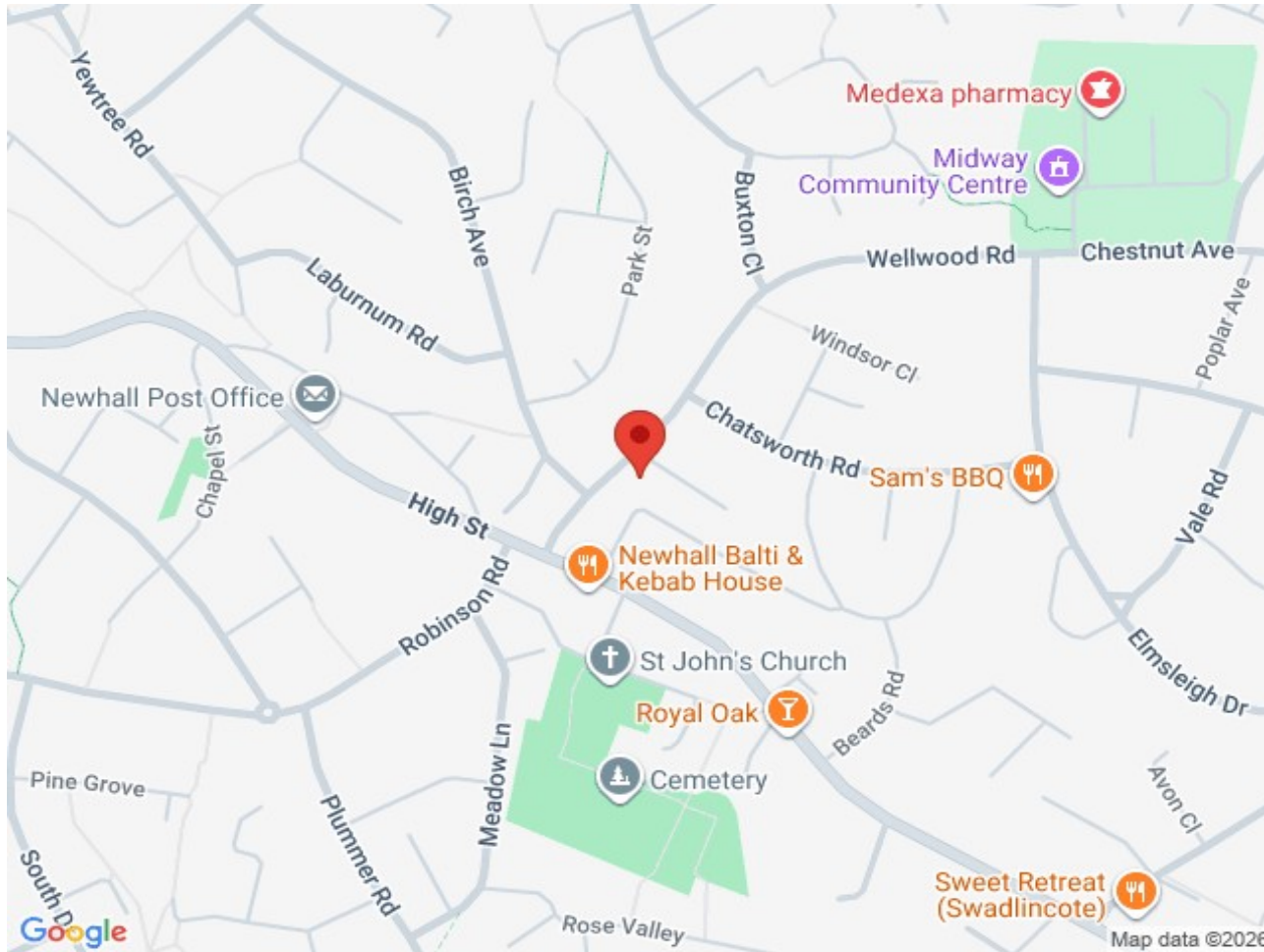


1ST FLOOR
404 sq.ft. (37.5 sq.m.) approx.



TOTAL FLOOR AREA : 808 sq.ft. (75.1 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		85 B
69-80	C	71 C	
55-68	D		
38-54	E		
21-38	F		
1-20	G		

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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

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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.