



196, Wood Lane, Newhall, Derbyshire, DE11 0LY

HOWKINS &  
HARRISON

196, Wood Lane,  
Newhall,  
Derbyshire, DE11 0LY

Asking Price: £385,000

An extended and well presented three bedroom detached dormer bungalow occupying a generous plot, offering spacious and highly flexible accommodation ideal for a range of buyers. The property provides well-balanced living space including a generous living room, separate dining room, study, and a modern kitchen opening into a large conservatory overlooking the garden. To the ground floor is a substantial principal bedroom with ensuite, alongside a family bathroom, while the first floor offers two further bedrooms, a shower room, and useful eaves storage.

Externally, the property is equally impressive, approached via a large gated driveway providing ample off-road parking, with a well-maintained and particularly private rear garden featuring a pond, patio seating areas, and mature planting, creating an excellent space for outdoor living.





## Location

Newhall is a popular residential area within Swadlincote, offering a convenient setting with a wide range of everyday amenities close at hand. The property is well positioned for access to Swadlincote town centre, which provides an excellent selection of shops, supermarkets, cafés, restaurants and leisure facilities. The area is well suited to families, benefitting from a variety of local schooling options along with nearby parks and open spaces. In addition, the surrounding South Derbyshire countryside and the nearby National Forest offer a wealth of outdoor and recreational opportunities. Newhall is ideally located for commuters, with good road links to the A444, A511 and A42, providing straightforward access to Burton upon Trent, Ashby-de-la-Zouch, Derby and Leicester, as well as connections to the wider motorway network. East Midlands Airport is also within easy reach, making the location ideal for both local and regional travel.

### Travel Distances

Swadlincote – 2 miles

Ashby-de-la-Zouch – 4 miles

Burton upon Trent – 5 miles

Derby – 14 miles

Leicester – 20 miles

East Midlands Airport – 12 miles



## Accommodation Details – Ground Floor

The property is entered via the front door into a central hallway, which provides access to the principal ground floor rooms. To the left, double doors lead into a separate dining room with a bay window to the front elevation. Continuing through the hallway, the living room is located to the rear, forming a particularly generous reception space with French doors opening out onto the garden. Double opening doors lead through into the conservatory, creating a seamless flow of living space. The conservatory enjoys a pleasant outlook over the rear garden and is open plan to the kitchen, forming a bright and sociable hub of the home. The kitchen is well fitted with a range of units and provides access through to a useful utility room, offering additional storage and a door to the rear garden. Off the utility, a separate study is accessed, featuring windows to both the front and side elevations and providing a private and versatile space ideal for home working. Returning to the hallway, the 18ft principal bedroom

is situated on the front elevation, benefitting from fitted wardrobes and an en-suite shower room. Finally, the family bathroom completes the ground floor.

## First Floor

Stairs rise to the first floor, where there are two further bedrooms, a shower room, and useful eaves storage.

## Outside

Externally, the property is approached via a large gated driveway providing ample off-road parking. The rear garden is a standout feature, being mainly laid to lawn with mature planting, a pond, and patio seating areas, offering a high degree of privacy and an excellent space for outdoor living.

## Features

- Extended three bedroom detached dormer bungalow
- Flexible accommodation arranged over two floors
- Generous living room with access to the conservatory
- Separate dining room and dedicated study/home office
- Ground floor principal bedroom with en-suite
- First floor offering two further bedrooms & a shower room
- Large gated driveway providing ample off-road parking
- Private and well-maintained rear garden with pond and patio
- Local amenities and excellent commuter links nearby
- Detached workshop with power

## Tenure & Possession

The property is freehold with vacant possession being given on completion.

## Agents Note

Additional information about the property, including details of utility providers, is available upon request. Please contact the agent for further details.



## Viewing Arrangements

Strictly by prior appointment via the agents Howkins & Harrison on 01530 410930 Option 1

## Fixtures and Fittings

Only those items in the nature of fixtures and fittings mentioned in these particulars are included in the sale. Other items are specifically excluded. None of the appliances have been tested by the agents and they are not certified or warranted in any way.

## Services

None of the services have been tested. We are advised that the property benefits from mains water, drainage, gas and electricity, which are connected to the property. The central heating is gas fired and broadband is available.

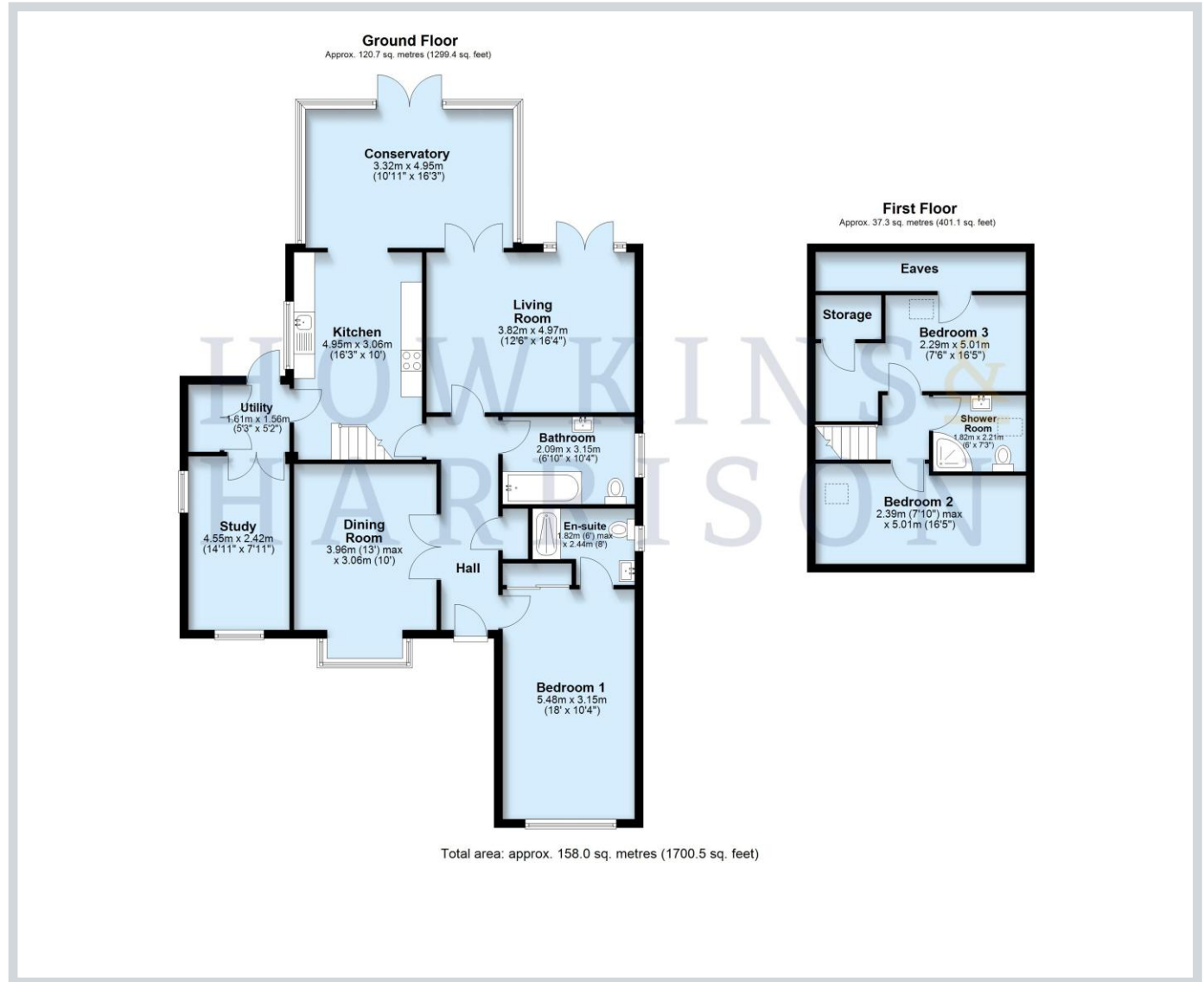
## Local Authority

South Derbyshire District Council - [Tel.:01283-595795](tel:01283-595795)

Council Tax Band - D

**HOWKINS &  
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AWAITING EPC



## Howkins & Harrison

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