

Fairfield Crescent, Newhall, Swadlincote, DE11 0SX

£215,000

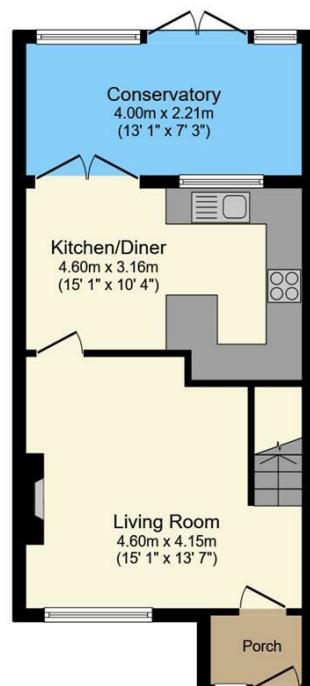
Council Tax Band: B



Situated in a well-established residential area within a settled community, this well-presented three-bedroom home offers comfortable and practical living space, ideal for first-time buyers, young families or anyone looking to step onto the property ladder. The accommodation includes a generous living room, a modern kitchen/diner with peninsula, a bright conservatory, three bedrooms and a family bathroom. Externally, the property enjoys access to a garage and an enclosed rear garden providing a pleasant outdoor space to relax or entertain. The location offers good access to local amenities, schools and road links, making this a convenient and appealing home.



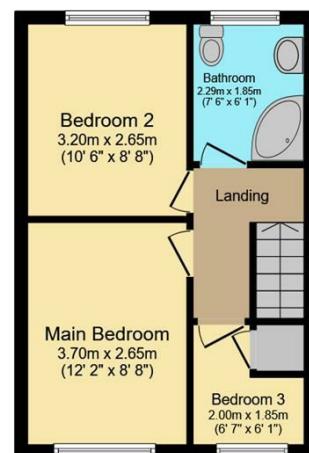
Open House Burton & Swadlincote



Ground Floor  
Floor area 45.2 sq.m. (487 sq.ft.)

Total floor area: 77.4 sq.m. (833 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.Propertybox.io](http://www.Propertybox.io)



First Floor  
Floor area 32.2 sq.m. (347 sq.ft.)



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		87
(69-80)	C		
(55-68)	D	72	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	