



Park Street, Newhall, SWADLINCOTE

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Property Description

Burchell Edwards are delighted to bring to market this exceptionally well-finished and sizeable 3 bedroom End-Terrace family home, situated on a lovely road in the Newhall area. The property welcomes you with a driveway providing off road parking for multiple cars along with access to the property's garage that is situated to the side of the property. Internally, the property has been finished to a modernised standard throughout and offers an extended ground floor consisting of: a gorgeous living room, a wonderful kitchen/diner, a very handy utility area that could be used in a multitude of ways as well as an additional W/C. On the first floor of the property you are greeted to a spacious landing which provides access to the loft space as well as the properties 3 good sized bedrooms and family bathroom. The master bedroom in particular, is a real stand out with its own built in wardrobes making it the ultimate room. Externally, the rear garden provides a truly peaceful setting which can be thoroughly enjoyed in the warmer months. With a brick slabbed seating area, a lawn patch and a beautiful decking seating area under wooden pagoda, the garden presents a perfect relaxation area which offers a great deal of privacy due to no overlooking houses. Viewing of this lovely property is essential.

Lounge

Wooden flooring, window to front elevation, storage cupboard, pendant light, central heating radiator, log burner.

Kitchen/Diner

Wooden flooring, tiled flooring, central heating radiator, window to rear elevation x2, pendant light x2, stainless steel sink & drainer, plumbing for washing machine, integrated oven & hobs, cupboards over counters.

Utility Area

Wooden flooring, sliding door out to rear garden, door to additional W/C, skylights.

Downstairs W/C

Wooden flooring, low level flush W/C, hand wash basin, pendant light.



Bedroom One

Wooden flooring, window to front elevation, central heating radiator, pendant light, built in storage cupboards.

Bedroom Two

Carpet flooring, central heating radiator, pendant light, window to rear elevation.

Bedroom Three

Carpet flooring, central heating radiator, pendant light, window to front elevation, storage cupboard.

Family Bathroom

Vinyl flooring, pendant light, central heating radiator, shower over bath, low level flush W/C, hand wash basin, floor to ceiling wall tiles.

Front Garden

Patio slabbed driveway providing off road parking, gravel patch providing further off road parking, access to garage

Rear Garden

Enclosed rear garden, brick slabbed seating area, lawn patch, decking seating area under wooden pagoda, gate to front of property, brick built storage area.







WEEKLY PLANNER	
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Total floor area 88.0 m² (947 sq.ft.) approx

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 orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form 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



To view this property please contact Burchell Edwards on

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Britannia House Station Street
 BURTON-ON-TRENT DE14 1AN

EPC Rating: D Council Tax
 Band: A

Tenure: Freehold

view this property online burchelledwards.co.uk/Property/BUT211364



1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

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