



Aston Drive, Newhall, Swadlincote,
Derbyshire



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Offers in excess of £300,000



Key Features

- Detached Family Home
- Four Bedrooms
- Master With En-suite
- Popular Residential Location
- Upvc Double Glazing & Gas Fired Central Heating
- Garage Converted To an Excellent Further Reception Room
- EPC rating TBC
- Freehold





Newton Fallowell are pleased to be able to offer for sale this substantial well presented four bedroomed detached family home located in a popular residential location. Benefitting from Upvc double glazing and gas fired central heating the accommodation is worthy of an internal inspection in order to appreciate the volume of accommodation on offer. In brief the accommodation comprises: spacious entrance hall, guest cloak room, bay windowed lounge, separate dining room, the garage has been converted to form another reception room and there is a well fitted kitchen. On the first floor a landing leads to the master bedroom with en-suite, three further well proportioned bedrooms and family bathroom. Outside a sweeping driveway to the front provides parking for up to four vehicles and to the rear is a pleasant enclosed landscaped garden which is mainly laid to lawn.

Accommodation In Detail

Contemporary composite Upvc entrance door with twin obscure glazed visibility lights leading to:

Impressive Entrance Hall

having engineered oak stripped flooring, one central heating radiator, dog legged staircase rising to first floor, coving to ceiling, fitted smoke alarm and courtesy access door to garage.

Guest Cloak Room

having low level wc, wall mounted wash basin, ceramic tiling to floor, obscure Upvc double glazed window to side elevation and full height store/boiler cupboard housing Potterton gas fired central heating boiler.

Front Sitting Room

having Upvc double glazed walk-in bay window, solid engineered oak stripped flooring, two central heating radiators, coving to ceiling, feature fireplace with marble backplate and hearth and an opening leading through to:

Dining Room

having engineered oak stripped flooring, one central heating radiator, coving to ceiling and Upvc double glazed French doors opening out to the rear patio.

Study/Office

having solid engineered oak flooring, Upvc double glazed window to front elevation.

Re-Fitted Kitchen

having a good range of high gloss cream fronted base and wall mounted units with complementary rolled edged working surfaces, five ring gas hob with stainless steel extractor over, Neff double oven, integrated appliances including fridge/freezer, wine cooler, dishwasher, washing machine and dryer, stainless steel sink and draining unit, concealed under unit lighting, ceramic tiling to floor, twin Upvc double glazed windows overlooking the rear garden and half obscure double glazed door to side.

On The First Floor

Half Landing

having obscure Upvc double glazed window to side elevation.

Main Landing

having access to loft and full height airing cupboard incorporating lagged hot water cylinder and fitted shelving.



Master Bedroom 3.35m x 3.37m (11'0" x 11'1")

having two double built-in wardrobes, one central heating radiator and Upvc double glazed window to front elevation.

En-Suite Shower Room

having suite comprising shower enclosure with glass and chrome door and thermostatically controlled shower, pedestal wash basin, low level wc, obscure Upvc double glazed window to front elevation, one central heating radiator, fitted shaver point and extractor vent.

Bedroom Two 3.4m x 3.28m (11'2" x 10'10")

having two double and one single built-in wardrobes, one central heating radiator, quality fitted laminate flooring and Upvc double glazed window to rear elevation.

Bedroom Three 3.9m x 2.45m (12'10" x 8'0")

having Upvc double glazed window to rear elevation, one central heating radiator and fitted laminate flooring.

Bedroom Four 2.25m x 2.13m (7'5" x 7'0")

having fitted laminate flooring, one central heating radiator and Upvc double glazed window to front elevation.

Bathroom

having modern white suite comprising panelled bath with mixer taps, shower attachment and fitted electric shower together with glass screen, pedestal wash basin, low level wc, half tiling complement to walls and full tiling around bath area, obscure Upvc double glazed window to side elevation, fitted extractor vent, one central heating radiator and fitted shaver point.



Outside

To the front of the home is an impressive fore garden which features a large tarmac area providing parking for approximately four vehicles and there is a small area of turf together with hard landscaped and shrubbed borders. To the rear is a large flagged patio area which in turn leads to a good sized mainly lawned garden screened well by timber fencing and brick walls. There is an external water supply.

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.

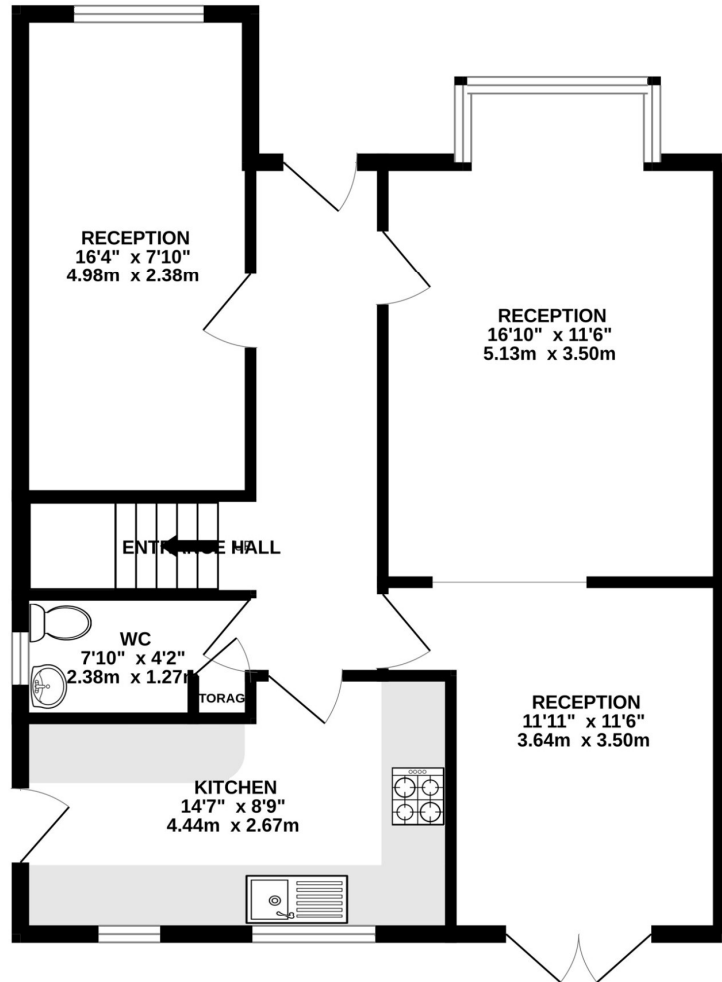
Note

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.

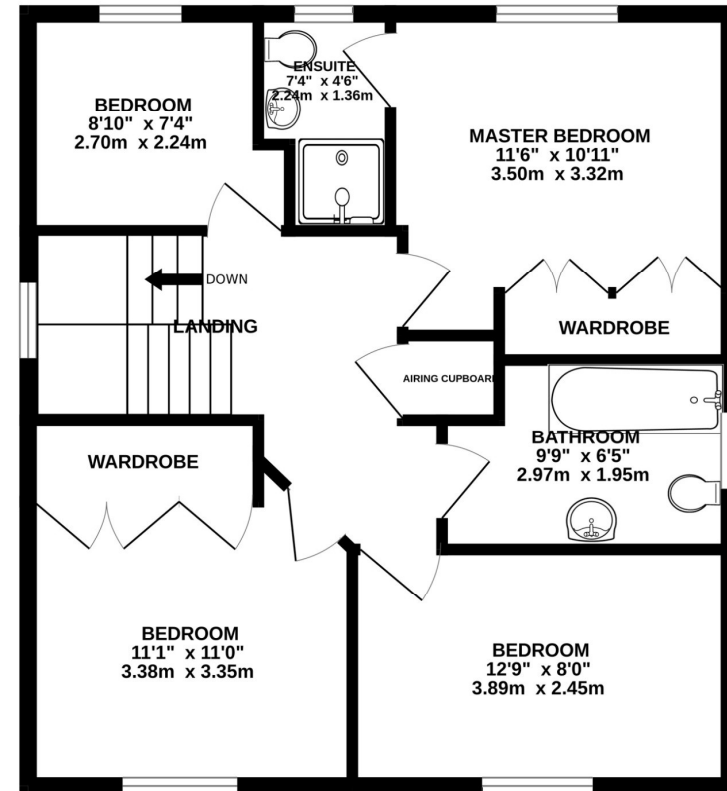
Anti-Money Laundering Regulations – Intending purchasers will be required to provide identification documents via our compliance provider, Coadjute, at a cost of £45 plus VAT per transaction. This will need to be actioned at the offer stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.



GROUND FLOOR
678 sq.ft. (62.9 sq.m.) approx.



1ST FLOOR
622 sq.ft. (57.7 sq.m.) approx.



TOTAL FLOOR AREA : 1299 sq.ft. (120.7 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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