

Charleston Close

Newhall, Swadlincote, DE11 0HW

John
German



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£375,000

This superb detached is perfect for a large or growing family with the flexibility of five bedrooms including an impressive master with a walk in wardrobes & ensuite, two spacious reception rooms, a fab kitchen/diner on a corner plot with a long drive, garage & gardens.



Set on a lovely corner plot behind a long drive & front garden is this detached home perfectly for a family, ready to move into. For those searching for a good size home this is ideal for a large or growing family with the advantage of five bedrooms in an established location with schools and the town centre in easy reach.

The hall is spacious setting the tone for this lovely home with stairs rising off and a useful storage cupboard. Double doors open into a light lounge with a fireplace with wall paneling around adding a modern look and a bay window framing views to front. Glazed double doors open into the dining room ideal for entertaining and families, a space that could also be used as second lounge instead if a buyer wished.

The kitchen/diner impresses, a stylish space fitted with a range of glossed finished units and spotlights together with a fitted four seater breakfast/dining table. Integrated appliances include a double oven, hob and dishwasher. Windows framing rear garden views and a door opening out to the patio.

Off the hall is a guest WC and there is a useful internal door to the garage.

The landing has doors leading off with the master bedroom as the highlight. A light, bright and spacious room with a bay and porthole window framing views to front, a large walk-in wardrobe and ensuite bathroom adding a luxury feel. Bedrooms two and three are doubles with built-in storage. Bedrooms four and five adding those extra bedrooms with bedroom five also a potential work from home space. The shower room has been modernised with contemporary look.

Outside, the rear gardens feature a paved terrace rising up to an artificial lawn for easier maintenance, there is an ornamental pond and space at the side of the house ideal for a shed.

Tenure: Freehold (purchasers are advised to satisfy themselves as to the tenure via their legal representative).

Please note: It is quite common for some properties to have a Ring doorbell and internal recording devices.

Property construction: Standard **Parking:** Driveway & garage **Electricity supply:** Mains

Water supply: Mains **Sewerage:** Mains **Heating:** Mains gas

(Purchasers are advised to satisfy themselves as to their suitability).

Broadband type: Fibre

See Ofcom link for speed: <https://checker.ofcom.org.uk/>

Mobile signal/coverage: See Ofcom link <https://checker.ofcom.org.uk/>

Local Authority/Tax Band: South Derbyshire District Council / Tax Band D

Useful Websites: www.gov.uk/government/organisations/environment-agency

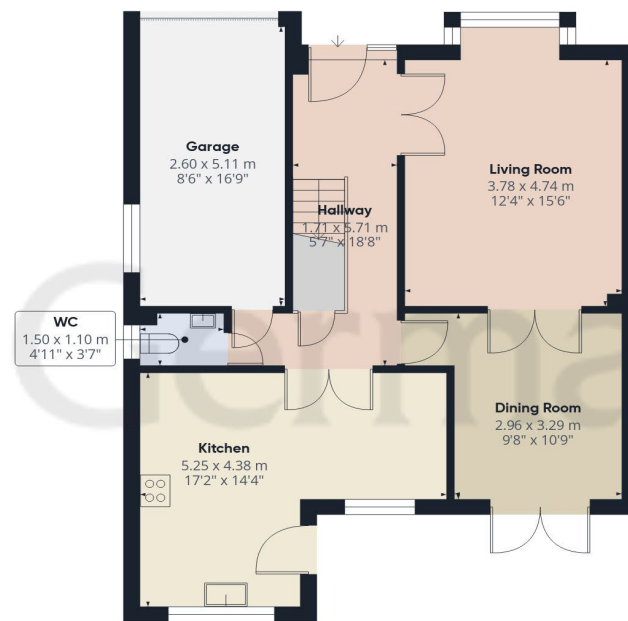
Our Ref: JGA14072026

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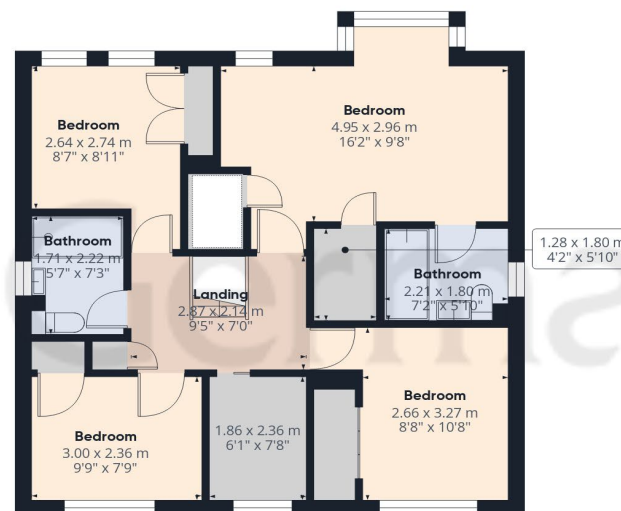


Ground Floor

Approximate total area⁽¹⁾

137.8 m²

1482 ft²



Floor 1



(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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Agents' Notes

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Conveyancing Services - If we refer clients to recommended conveyancers, it is your decision whether you choose to deal with this conveyancer. In making that decision, you should know that we receive on average £150 per referral.

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C	74 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		



John German

129 New Street, Burton-On-Trent, Staffordshire, DE14 3QW

01283 512244

burton@johngerman.co.uk

Ashbourne | Ashby de la Zouch | Barton under Needwood
Burton upon Trent | Derby | East Leake | Lichfield
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JohnGerman.co.uk Sales and Lettings Agent



