



Birch Avenue, Newhall, Swadlincote, DE11 0NG

£225,000

Bedrooms: 2 | Bathrooms: 1 | Receptions: 2

Delightfully situated on a peaceful residential street in Newhall, Swadlincote, this two-bedroom detached bungalow offers comfortable and well-presented living. Boasting a convenient layout and excellent outdoor space, this property is ideal for those seeking a charming home in a popular area.

Accessed via a welcoming Hallway, the accommodation flows beautifully. The heart of the home is the spacious Lounge/Diner, providing an inviting area for relaxation and entertaining. Adjacent to this, the well-appointed Kitchen offers practical space for culinary pursuits.

A particular highlight is the generous Conservatory offering an additional versatile living area filled with natural light, perfect for enjoying the garden views throughout the year.

The bungalow features two comfortable bedrooms. Bedroom 1 includes convenient built-in wardrobes, while Bedroom 2 provides flexibility. The contemporary Shower Room is thoughtfully designed.

To the Front, a driveway offers off-street parking, leading to the carport, complemented by mature shrubs and a side access gate leading to the rear. To the Rear, the property benefits from a pleasant patio area, mature shrubs, raised beds, and a useful shed, creating an attractive and low-maintenance outdoor space.

The property benefits from double glazing and gas central heating.

Council Tax Band: C, EPC Rating: D, Freehold.

Early viewing is highly recommended to fully appreciate this lovely bungalow.

Hallway

Lounge/Diner - 4.52m x 3.33m (14'10" x 10'11")

Kitchen - 4.32m x 3.02m (14'2" x 9'11")

Conservatory - 5.44m x 3.15m (17'10" x 10'4")

Shower Room - 2.21m x 1.68m (7'3" x 5'6")

Bedroom 1 - 3.86m x 2.74m (12'8" x 9'0")

Built in wardrobes

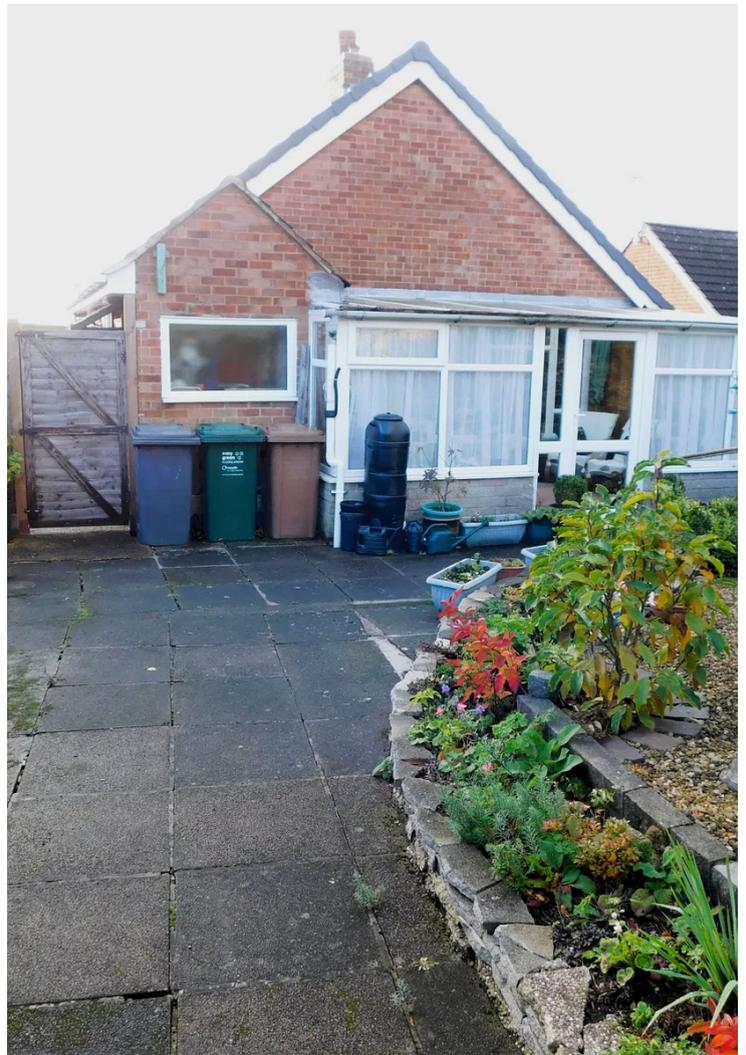
Bedroom 2 - 3.25m x 2.11m (10'8" x 6'11")

To the Front

Driveway, mature shrubs, side access gate, Carport.

To the Rear

Patio area, mature shrubs & raised beds, shed.







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