



Marble Drive, Newhall, Swadlincote,
Derbyshire



4



2



1

£315,000

4 2 1

Key Features

- Impressive Detached Family Home
- Four Bedrooms
- Lovely Position On Popular Estate
- Overlooking Woodland To The Front
- Beautifully Presented Throughout
- Close To Amenities & Facilities
- EPC rating B
- Freehold





Situated upon this increasingly popular modern development this well proportioned four bedroomed open plan family home is worthy of an internal inspection in order to appreciate the position and quality of accommodation on offer. The home is designed for modern day living and in brief the accommodation comprises: - entrance hall, fabulous open plan living dining kitchen, lobby and guest cloak room. On the first floor a landing leads to the master bedroom with en-suite shower room, three further good sized bedrooms and family bathroom. Outside a double width driveway leads to an attached garage and to the rear is a good sized beautifully landscaped garden.

Accommodation In Detail

Open Canopied Entrance

having composite entrance door leading to:

Entrance Hall 2.3m x 1.92m (7'6" x 6'4")

having quality fitted LVT flooring, one central heating radiator, fitted smoke alarm and staircase rising to first floor.

Large Impressive Open Plan Living Dining Kitchen 7.76m x 4.43m (25'6" x 14'6")

featuring:

Kitchen Area

having a quality range of high gloss light grey base and eye level units with complementary grey solid granite working surfaces, built-in oven and microwave, four ring electric hob with extractor over, stainless steel sink with pillar block mixer tap, integrated dishwasher, washing machine and fridge/freezer, Upvc double glazed window to front elevation and quality fitted LVT flooring.

Dining Area

having quality fitted LVT flooring, one double central heating radiator and useful understairs storage cupboard.

Living Area

having quality fitted LVT flooring, one double central heating radiator and Upvc double glazed Bi-fold doors opening out to the rear garden.

Inner Lobby

having courtesy access door to garage, door to rear elevation and one central heating radiator.

Guest Cloak Room 1.62m x 1.66m (5'4" x 5'5")

having low level wc, wall mounted wash basin, obscure Upvc double glazed window to rear elevation and quality fitted LVT flooring.

On The First Floor

Impressive Landing 3.35m x 1.86m (11'0" x 6'1")

having access to loft, fitted smoke alarm and one central heating radiator.

Master Bedroom 3.77m x 4.72m (12'5" x 15'6")

having Upvc double glazed window to front elevation and one central heating radiator.

En-Suite Shower Room

having suite comprising over-sized shower enclosure with thermostatically controlled Drenche shower, wall mounted wash basin, low level wc, heated chrome towel radiator, obscure Upvc double glazed window to front elevation and full tiling complement to two walls.

Bedroom Two 4.02m x 3.01m (13'2" x 9'11")

having Upvc double glazed window to front elevation and one central heating radiator.

Bedroom Three 3.3m x 3m (10'10" x 9'10")

having Upvc double glazed window to rear elevation with integrated blackout blind and one central heating radiator.



Bedroom Four 3.68m x 2.38m (12'1" x 7'10")

having Upvc double glazed window to rear and one double central heating radiator.

Family Bathroom

having quality suite comprising panelled bath with mixer tap , shower attachment and shower screen, wall mounted wash basin, low level wc, heated chrome ladder towel radiator, obscure Upvc double glazed window to rear elevation, full tiling complement to two walls.

Outside

To the front of the property is a fore garden with lawn and box hedgerow and a double width driveway provides ample parking. To the rear is a lovely landscaped garden featuring various seating areas including a partly covered seating area with pergola over, lawned areas, at the far extent of the garden is a ceramic tiled patio area and large workshop/shed.

Garage 6m x 3m (19'8" x 9'10")

having electric roller shutter door, fitted Ideal condensing combi gas fired central heating boiler and rubberised flooring.



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

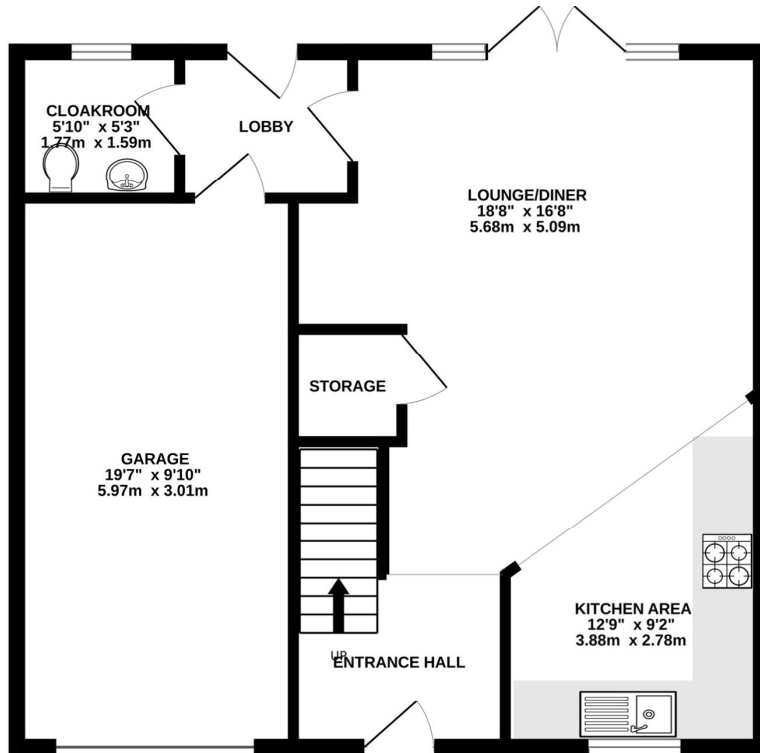
Freehold - with vacant possession upon completion. Newton Fallowell recommend that purchasers satisfy themselves as to the tenure of the property and we would recommend that they consult a legal representative such as a Solicitor appointed in their purchase.

Note

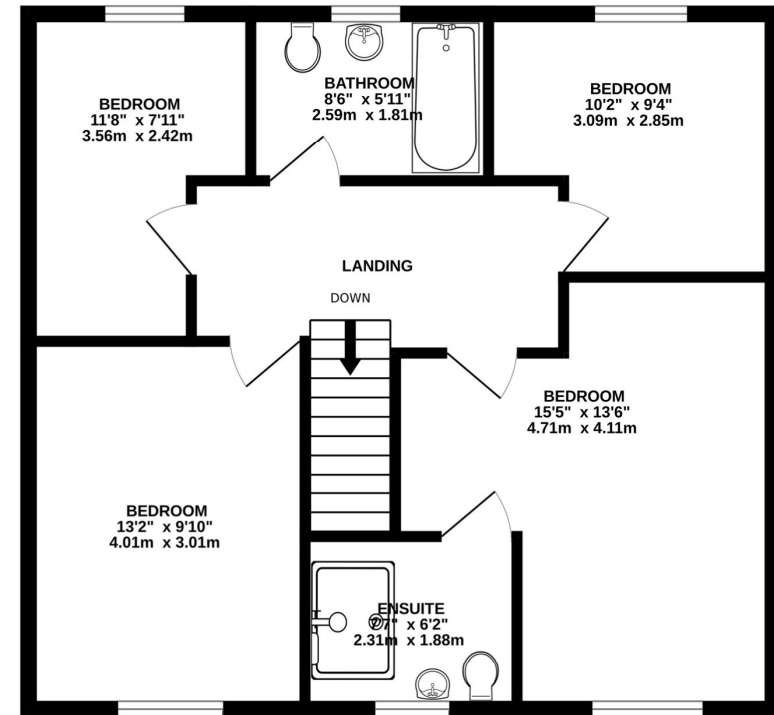
The services, systems and appliances listed in this specification have not been tested by Newton Fallowell and no guarantee as to their operating ability or their efficiency can be given. Anti-Money Laundering Regulations – Intending purchasers will be required to provide identification documents via 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
659 sq.ft. (61.3 sq.m.) approx.



1ST FLOOR
659 sq.ft. (61.3 sq.m.) approx.



TOTAL FLOOR AREA : 1319 sq.ft. (122.5 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.

Made with Metropix ©2026

