

Limestone Close

Newhall, Swadlincote, DE11 0XQ



Stylish modern home offering well-planned open-plan accommodation with a luxury contemporary finish throughout, featuring two double bedrooms, stylish bathroom, feature open plan living dining kitchen with bi folds doors and a landscaped low-maintenance garden. Set in a popular residential location close to local amenities and transport links.

£215,000



John German 

Welcome to Cadley Village, a popular and well-connected location that perfectly suits modern lifestyles. This beautifully finished semi-detached home is ready to move straight into, offering contemporary open-plan living, bi-fold doors to the garden, and two generous double bedrooms. The property enjoys a lovely position on a modern development, handy for amenities, with Swadlincote town centre close by, together with excellent transport links. Perfect for first-time buyers, downsizers, or investors.

Embrace open-plan living in this beautiful modern home

Step inside through a welcoming entrance lobby, where the staircase rises to the first floor. Immediately to the left is a generously sized guest cloakroom, finished with full-height tiling to two walls and fitted with a modern suite comprising a WC and wash hand basin.

The impressive kitchen/dining area is both stylish and practical, featuring a striking contemporary range of base and wall-mounted units that provide ample storage, complemented by contrasting worktops with an integrated sink and mixer tap. A wide range of integrated appliances complete the space, along with room for a dining table and useful under-stairs storage cupboards.

The kitchen flows seamlessly on into the lounge, which boasts a feature panelled wall and bi-fold doors that fold back to invite the outdoors in. Outside, the landscaped garden includes a large paved, an artificial lawn area, and gated side access. At the bottom of the garden is a very useful timber summer house, with an additional garden shed section positioned on one side.

Upstairs, the landing benefits from a side-facing window and modern contemporary doors with chrome handles leading to both bedrooms on this floor. Both bedrooms are doubles, with the larger bedroom enjoying a rear aspect overlooking the garden and featuring fitted mirrored wardrobes along one wall.

The home is completed by a beautiful contemporary family bathroom, finished with attractive full-height tiling to two walls. It includes a bath with a handheld shower attachment, a feature rainfall showerhead above with glass screen, a floating vanity unit with a softly curved edge square wash hand basin and modern mixer tap, a concealed-cistern WC, and extractor fan.

Outside the property has double width driveway to the front providing valuable off road parking.

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. It is common for property Titles to contain Covenants, a copy of the Land Registry title is available to view on request. There is an annual communal service charge payable.

Property construction: Standard

Parking: Drive

Electricity supply: Mains

Water supply: Mains

Sewerage: Mains

Heating: Mains gas

Coalfield or mining area: Ex mining area

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

Broadband type:

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 B

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

Our Ref: JGA/19022026

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| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+ | A | | 96 A |
| 81-91 | B | 82 B | |
| 69-80 | C | | |
| 55-68 | D | | |
| 39-54 | E | | |
| 21-38 | F | | |
| 1-20 | G | | |

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Agents' Notes

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