



New Road, Newhall, Swadlincote,
Derbyshire



3



1



2

£200,000



Key Features

- Modern Semi Detached Home
- Three Bedrooms
- Pleasant & Popular Residential Location
- Immediate Vacant Possession
- Upvc Double Glazing & Gas Fired Central Heating
- Driveway & Garage
- EPC rating E
- Freehold





Newton Fallowell are pleased to be able to offer for sale this well presented modern three bedroomed semi detached home located in a popular and convenient position. The extended home provides accommodation which in brief comprises: - entrance porch with courtesy access door to garage, spacious entrance hall, bay windowed sitting room which opens through to the dining room, extended breakfast kitchen and on the first floor a landing leads to three well proportioned bedrooms, two having built-in furniture and there is a large re-fitted shower room. Outside to the front a sweeping driveway provides ample parking and leads to the garage and to the rear is a pleasant enclosed hard landscaped garden offering good privacy.

Accommodation In Detail

Upvc entrance door with obscure double glazed lights over and to either side leading to:

Entrance Lobby

having ceramic tiling to floor and courtesy access door to garage.

Entrance Hall 1.84m x 4.02m (6'0" x 13'2")

having open plan staircase rising to first floor, one central heating radiator, fitted smoke alarm and useful understairs storage area.

Front Sitting Room 3.6m x 3.84m (11'10" x 12'7")

having Upvc double glazed bow window to front elevation, one central heating radiator, fitted wall light points, coving to ceiling and feature stone fireplace with tv plinth and inset Living Flame gas fire surmounted on a cream marble hearth.

Dining Room 3.21m x 3m (10'6" x 9'10")

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

Extended Breakfast Kitchen

having a good range of medium oak fronted base and eye level units with complementary rolled edged marble effect working surfaces, electric double oven, four ring electric hob with extractor over, stainless steel sink and draining unit, one central heating radiator, Upvc double glazed windows and half obscure double glazed door opening to rear elevation.

On The First Floor

Spacious Landing

having Upvc double glazed window to side elevation, access to loft via retractable ladder and fitted smoke alarm.

Master Bedroom 3.84m x 3.16m (12'7" x 10'5")

having an extensive array of built-in wardrobes, drawers and cupboards, one central heating radiator, Upvc double glazed window to front elevation and airing cupboard incorporating lagged hot water cylinder.

Bedroom Two 2.94m x 3.02m (9'7" x 9'11")

having Upvc double glazed window to rear elevation and range of built-in fitted wardrobes and cupboards.

Bedroom Three 2.54m x 2.27m (8'4" x 7'5")

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

Shower Room

having suite comprising pedestal wash basin, low level wc, over-sized shower enclosure with fitted electric shower, one central heating radiator and obscure Upvc double glazed window to rear elevation.

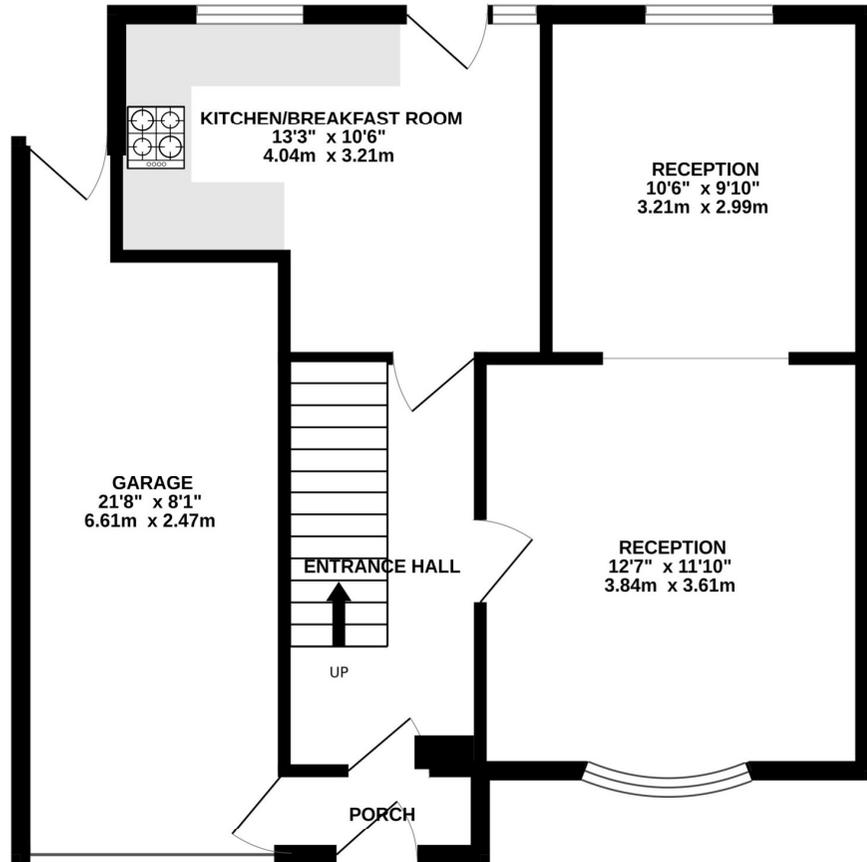
Outside

To the front of the property is a block paved Herringbone pattern driveway set behind a dwarf retaining wall. The driveway leads to an attached garage. To the rear is a pleasant enclosed garden screened well and offering great privacy and is extensively hard landscaped.

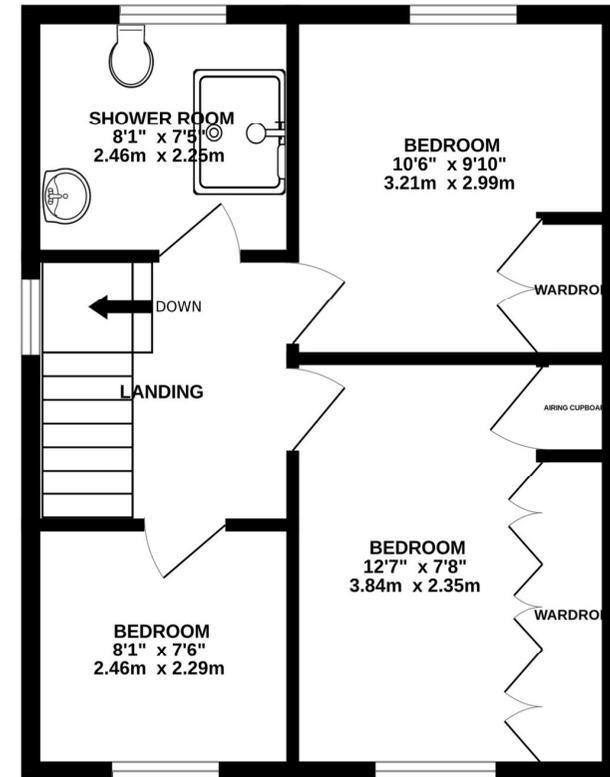
Garage

having up and door electric light and power.

GROUND FLOOR
626 sq.ft. (58.1 sq.m.) approx.



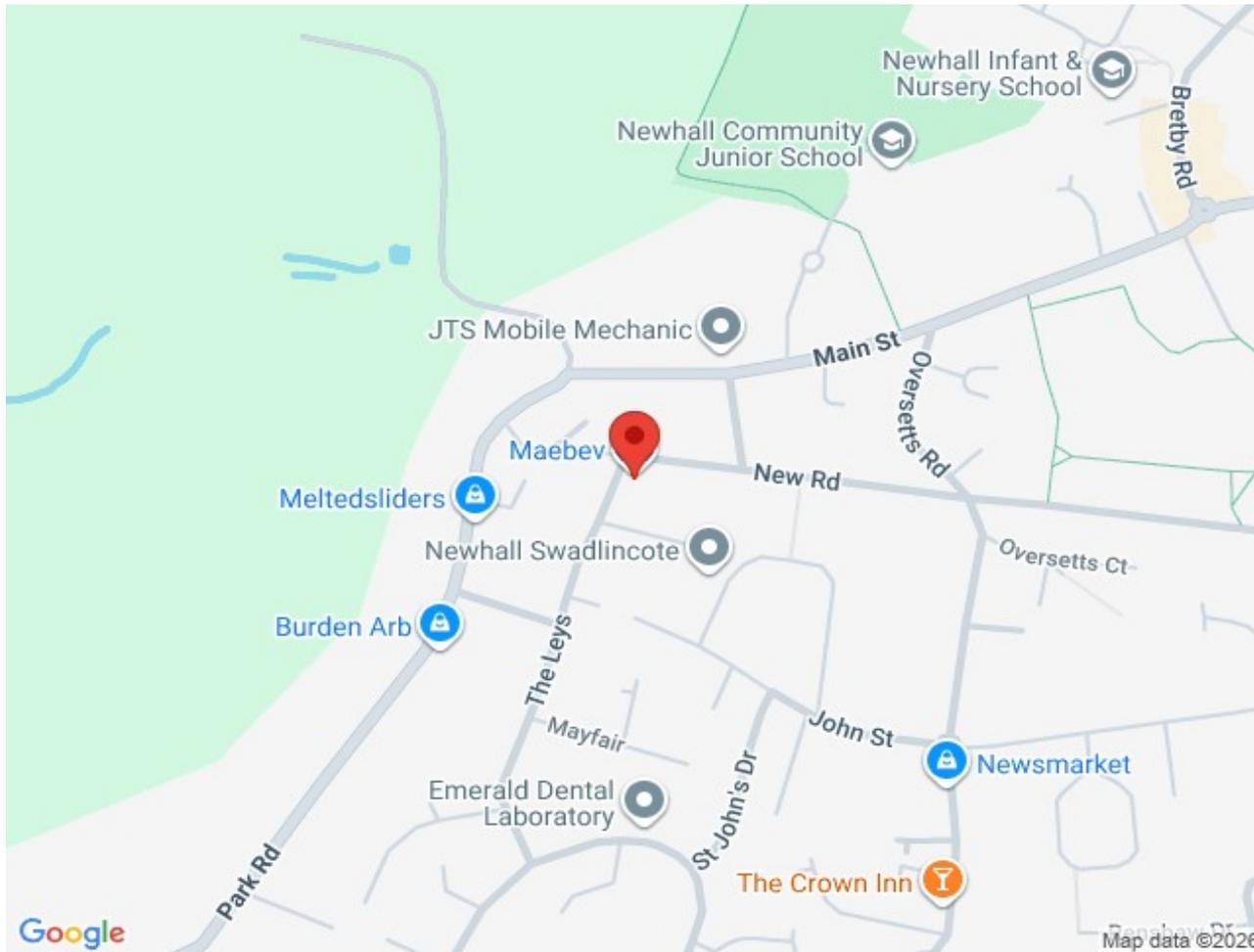
1ST FLOOR
414 sq.ft. (38.4 sq.m.) approx.



TOTAL FLOOR AREA : 1039 sq.ft. (96.6 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



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) A		
(81-91) B		
(69-80) C		72
(55-68) D	54	
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	
WWW.EPC4U.COM		

Services

All mains services except gas are believed to be connected to the property. Drainage is private.

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.

