



Baltimore Close, Newhall, Swadlincote,
Derbyshire



3



2



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£269,500



Key Features

- Three Bedroomed Detached Home
- Master With En-Suite
- Two Reception Rooms
- Guest Cloak Room
- Integral Single Garage
- Larger Than Normal Plot
- EPC rating D
- Freehold





Newton Fallowell are pleased to be able to offer for sale this well proportioned three bed roomed detached family home on a quiet cul de sac in Midway. Benefitting from a great sized plot to front and rear this property is ideal for any family looking to buy in this area. In brief the accommodation comprises: - porch, lounge, kitchen, dining room, guest cloak room and on the first floor a landing leads to the master bedroom with en-suite shower room, second bedroom with built-in wardrobes, great sized third bedroom and a family bathroom.

Accommodation In Detail

Stain glass Upvc double glazed door leading to:

Porch

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

Lounge 3.31m x 5.28m (10'11" x 17'4")

having gas fire with marble hearth and wooden surround, media points, one central heating radiator, wood effect laminate flooring and Upvc double glazed window to front elevation.

Dining Room 2.7m x 2.4m (8'11" x 7'11")

having wood effect laminate flooring, one central heating radiator and Upvc double glazed French doors leading out to rear elevation.

Kitchen 3.04m x 2.4m (10'0" x 7'11")

having range of base and wall mounted units, granite effect laminate work surface, four ring gas hob with extractor over, electric Hotpoint oven, space for fridge and washing machine, stainless steel sink and drainer with chrome mixer tap, undercounter lighting, wood effect laminate flooring, one central heating radiator and Upvc double glazed window to rear elevation.

Lobby

having staircase rising to first floor, one central heating radiator, door leading to garage, wood effect laminate flooring and frosted Upvc double glazed door to side elevation.

Guest Cloak Room 1.29m x 0.85m (4'2" x 2'10")

having low level wc, corner space saving wash basin with chrome mixer tap, laminate flooring, tiled splashback, one central heating radiator and frosted Upvc double glazed window to side elevation.

On The First Floor

Landing

having access to loft space, one central heating radiator, frosted Upvc double glazed window to side elevation and built-in storage cupboard housing hot water cylinder.

Master Bedroom 4.16m x 3.43m (13'7" x 11'4")

having built-in double wardrobes with glass mirrored doors, tv aerial point, one central heating radiator and Upvc double glazed window to rear elevation.

En-Suite 1.38m x 1.82m (4'6" x 6'0")

having low level wc, vanity wash basin with chrome mixer tap, quadrant shower cubicle with glass sliding doors and chrome thermostatic shower, shaver point, extractor fan, tiling around wet areas, tile effect vinyl flooring, one central heating radiator and frosted Upvc double glazed window to side elevation.

Bedroom Two 3.27m x 3.37m (10'8" x 11'1")

having built-in double wardrobe, one central heating radiator and Upvc double glazed window to front elevation.

Bedroom Three 2.46m x 3.01m (8'1" x 9'11")

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





Family Bathroom 1.58m x 2.47m (5'2" x 8'1")

having low level wc, pedestal wash basin with chrome mixer tap, jacuzzi style bath with chrome mixer tap, extractor fan, half height tiling, tiled flooring, chrome heated towel radiator and frosted Upvc double glazed window to rear elevation.

Outside

To the front of the property is a tarmac driveway providing parking for two vehicles and leading to the integral garage. There is a large fore garden which is mainly laid to lawn and bordered by an immaculately kept hedge. To the side is a path leading to the rear, the rear garden is fully enclosed with a good sized paved patio area for entertaining and the rest of the garden is mainly laid to lawn with mature plants and borders.

Garage 2.36m x 4.89m (7'8" x 16'0")

having consumer unit for electrics, gas fired Baxi boiler, water tap and up and over garage door.

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.

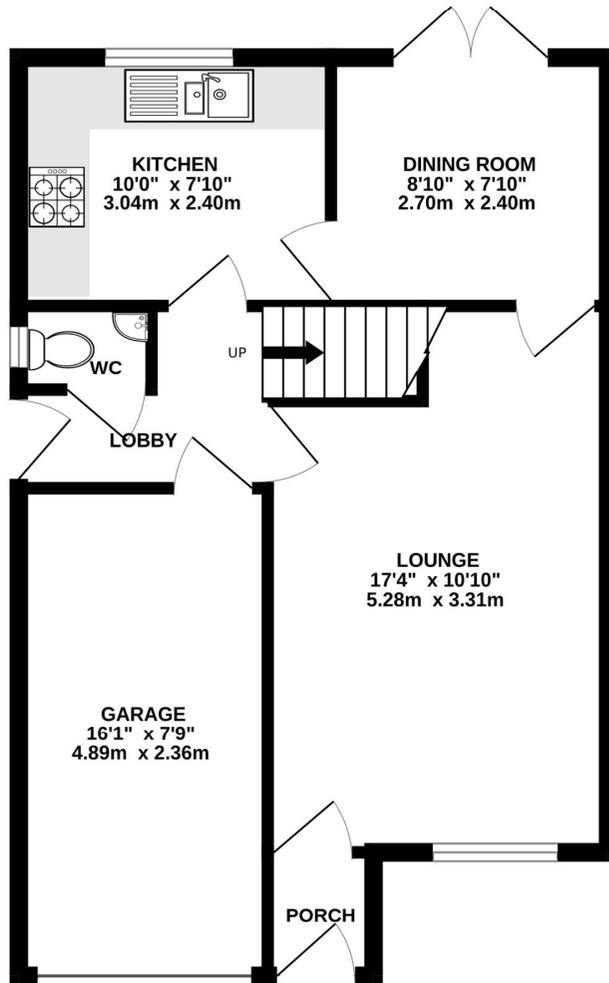
Note

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.

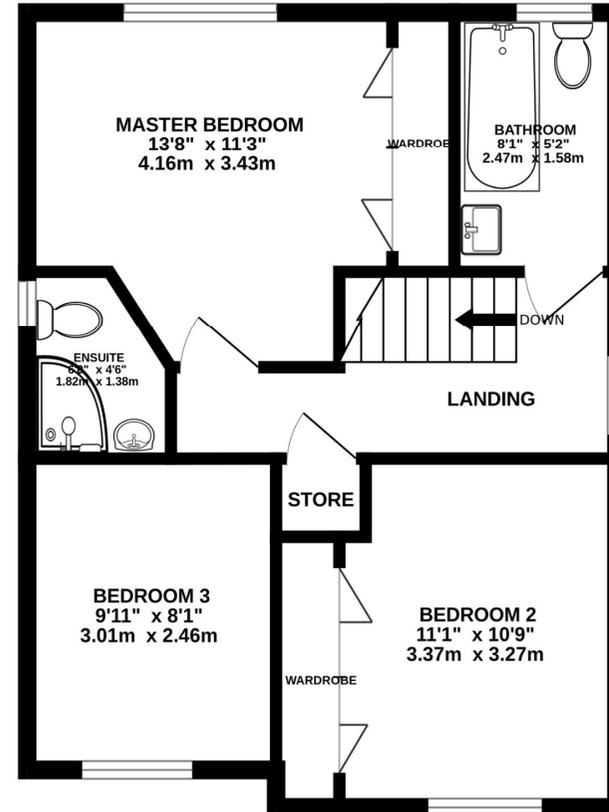




GROUND FLOOR
518 sq.ft. (48.2 sq.m.) approx.



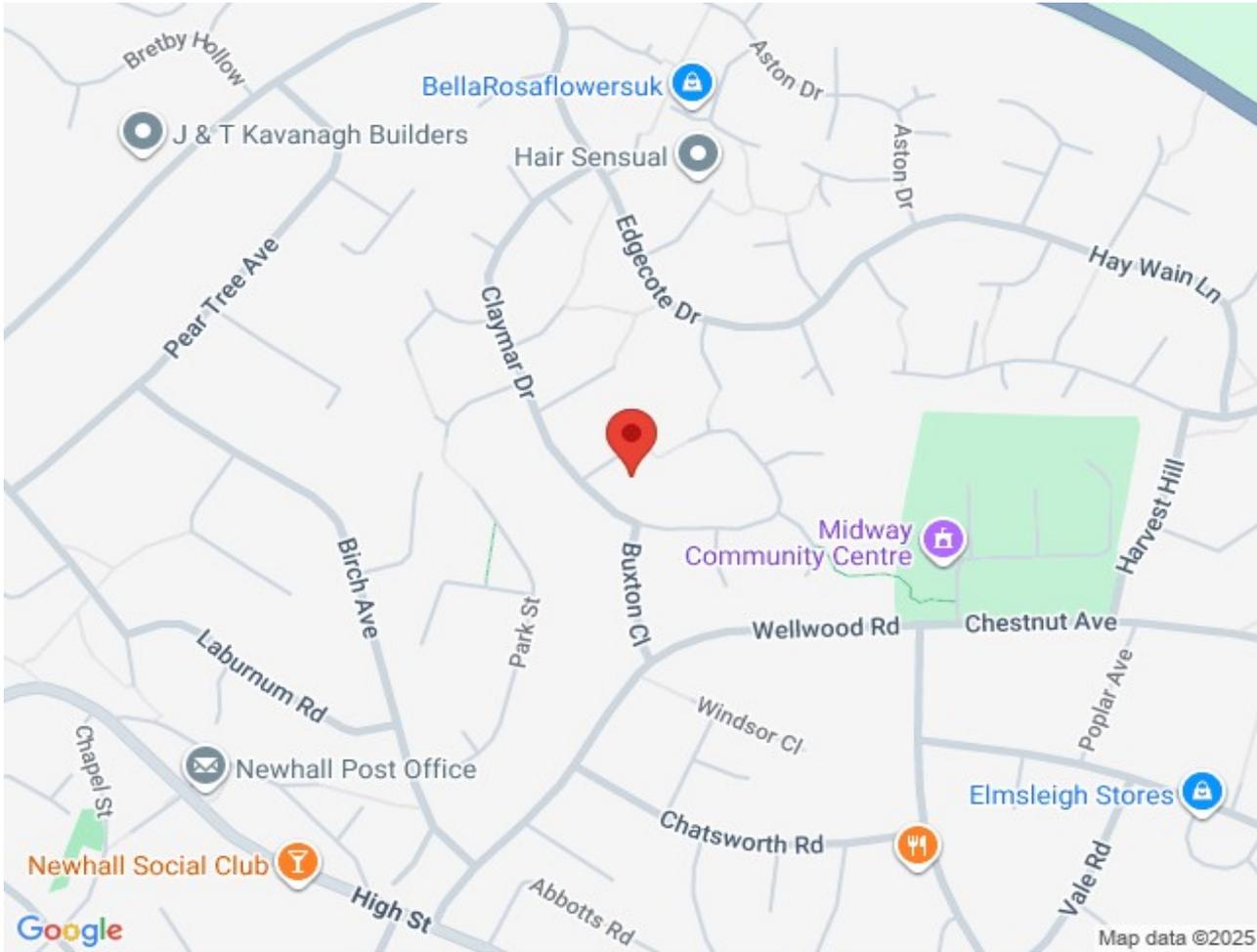
1ST FLOOR
465 sq.ft. (43.2 sq.m.) approx.



TOTAL FLOOR AREA : 983 sq.ft. (91.3 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.

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		83
(69-80) C		
(55-68) D	64	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC
<small>WWW.EPC4U.COM</small>		

