



Abbotts Close, Newhall, DE11 0JB

Offers over £147,500

Council Tax Band: A

Property Type: Semi Detached House

Bedrooms: 3

Bathrooms: 1

Receptions: 1

Offered with No upward chain, is this well proportioned 3 bedroomed semi-detached house perfect for investors or first time buyers! Set within a cul-de-sac location, with off road parking, gardens, double glazing, centrally heated, fitted Dining Kitchen, Lounge, first floor bathroom, two double bedrooms both with fitted wardrobes early viewing is highly recommended.

- Offered with no upward chain
- 3 bedroomed semi-detached home
- Cul-de-sac location
- Gas central heating, double glazed
- Fitted Dining Kitchen with French doors
- Living Room
- 3 generous sized bedrooms
- Corner garden plot with outbuildings
- Hurry to view - perfect first home
- Viewing Strictly through the Agents



Location

The property is located on Abbotts Close, just off Wellwood Road, a small cul-de-sac in the heart of Newhall. It is within walking distance of a local shop, schools and nearby bus routes. Swadlincote is approximately half a mile away providing all other amenities required.

Accommodation: Entrance Hall

3.06m x 2.69m max

Entrance hallway with stairs off to the first floor.

Fitted Dining Kitchen

5.82 x 2.69 min

The kitchen area is fitted with an excellent range of wall and floor mounted high gloss cream units with work surface areas and inset sink unit. Plenty of space for appliances. There is space for appliances, gas hob and microwave. Patio doors lead to the rear garden.

3.96 x 3.58 Living Room - Located to the front of the property with fireplace with gas fire with back boiler which we believe serves the central heating and domestic hot water systems.

Main Bedroom 4.05m (including wardrobes) x 2.76m with fitted wardrobes.

Bedroom Two 3.65m x 3.14 m including wardrobes

Bedroom Three

2.65m x 2.41m

A generous single bedroom with built in bed base

Bathroom 2.31m x 1.70 m

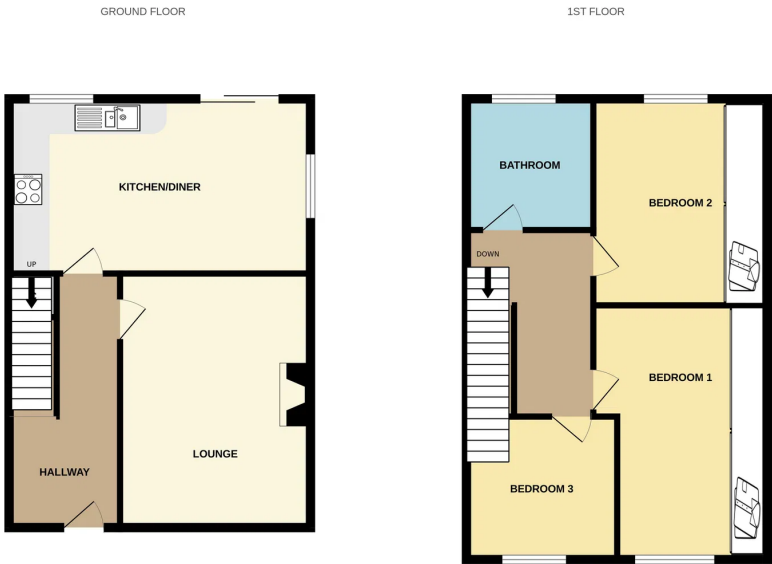
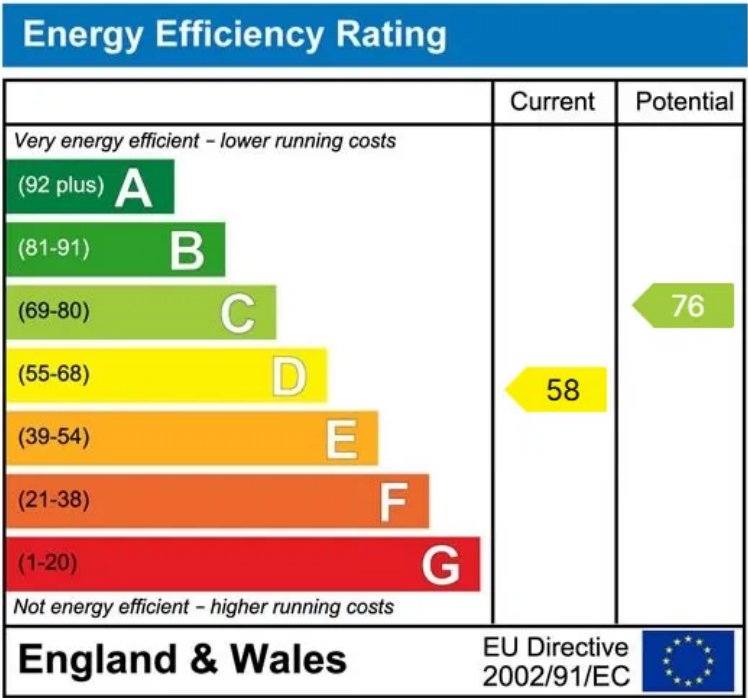
The bathroom has been fitted with a three piece white suite with space for a shower.

Outside There is a small front garden with smart block paved area providing OFF ROAD PARKING. side access to the above average sized rear garden There are outbuildings and greenhouse.





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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