



35 Coral Lane, Newhall, Swadlincote, Derbyshire. DE11 0XU

£230,000 Freehold

FOR SALE



PROPERTY DESCRIPTION

CLOSE TO TOWN CENTRE! Reddington Sales & Lettings are pleased to present to market this well presented, 3 bedroom semi detached family home, located on an executive new development in a popular area of Swadlincote. It has excellent access to the town centre where you will find an abundance of shops, cafes and restaurants as well as being in close proximity to local schools. The property features off road parking for 2 cars, a large enclosed garden, spacious open plan ground floor living, three bedrooms, en suite to the master and a family bathroom. Viewing is highly recommended and is strictly by appointment only.

The property has 7 + years remaining on the NHBC 10 year warranty.

EPC rating B, Council tax band B. Tenure- Freehold

FEATURES

- 3 bedrooms
- Semi detached property
- Well presented
- Downstairs WC
- Open plan family living area
- En suite to bedroom one
- High specification
- Off road parking for 2 cars
- Close to Swadlincote town centre



ROOM DESCRIPTIONS

Front

An attractive property frontage with a small laid to lawn area with planted shrubs, slabbed path to the front door, small gravelled area and to the side, a large tarmac drive providing off road parking for 2 cars. There is also a side gate giving access through into the rear garden.

Open Plan Kitchen/Living Area

5.38m x 8.04m (17' 8" x 26' 5") An impressive, bright and airy open plan downstairs kitchen/living area. Ideal for family living and guest entertaining. The kitchen features a UPVC double glazed window to the front, wall and base units with worktop over, integrated electric oven, integrated microwave, integrated washing machine, integrated fridge/freezer, integrated dishwasher, stainless steel single bowl sink and drainer, integrated induction hob with stainless steel splash back, luxury vinyl tile waterproof flooring and ceiling spotlights. There is also a herb cupboard in the unit over the hob area!

The lounge area features UPVC bi-fold doors leading out to the rear patio, luxury vinyl tile waterproof flooring and ceiling pendant lighting. There is also access to a handy under the stairs storage cupboard.

Downstairs WC

A convenient downstairs WC with luxury vinyl tile waterproof flooring, part tiled walling, WC, hand wash basin, small heating radiator and ceiling spotlights.

Stairs & Landing

Fully carpeted stairs leading from the ground floor, UPVC double glazed window to the side, ceiling loft access, storage cupboard, ceiling spotlights and doors leading to all bedrooms and family bathroom.

Family Bathroom

2.19m x 1.70m (7' 2" x 5' 7") A high specification family bathroom with UPVC double glazed window to the front, luxury vinyl tile waterproof flooring, tiled walling, white bath with wall mounted shower over and shower screen, WC, hand wash basin, chrome heated towel rail and ceiling spotlights.

Master Bedroom

3.08m x 3.75m (10' 1" x 12' 4") A good sized master suite with UPVC double glazed window to the rear, heating radiator, fully carpeted, ceiling pendant lighting and door leading to en-suite.

En-Suite

A high specification en-suite to the master with luxury vinyl tile waterproof flooring, tiled walling, double walk in shower with wall mounted shower and sliding door, WC, hand wash basin, chrome heated towel rail and ceiling spotlights.

Bedroom 2

3.08m x 3.63m (10' 1" x 11' 11") A double sized bedroom with UPVC double glazed window to the front, ample storage space, heating radiator, fully carpeted and ceiling pendant lighting.

Bedroom 3

2.21m x 3.34m (7' 3" x 10' 11") With UPVC double glazed window to the rear, heating radiator, fully carpeted and ceiling pendant lighting.

Rear Garden

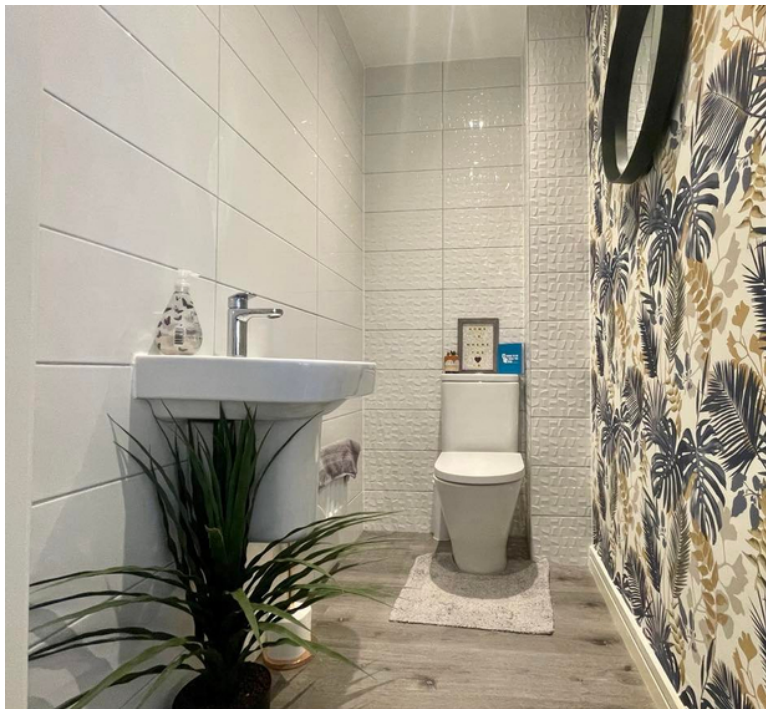
An attractive and large rear garden with side gated access from the driveway. It has fenced boundaries, laid to lawn area, slabbed pathway, a large slabbed patio which would be ideal for outdoor seating and entertaining, outdoor security lighting and outdoor installed tap.

Agents Note

This property is standard built construction. It is also connected to mains gas, electricity and sewerage. The broadband speeds are (standard 7mbps, superfast 42mbps, ultrafast 100mbps) Mobile strengths are full strength for O2, EE and Vodafone and medium strength for Three.

Legals

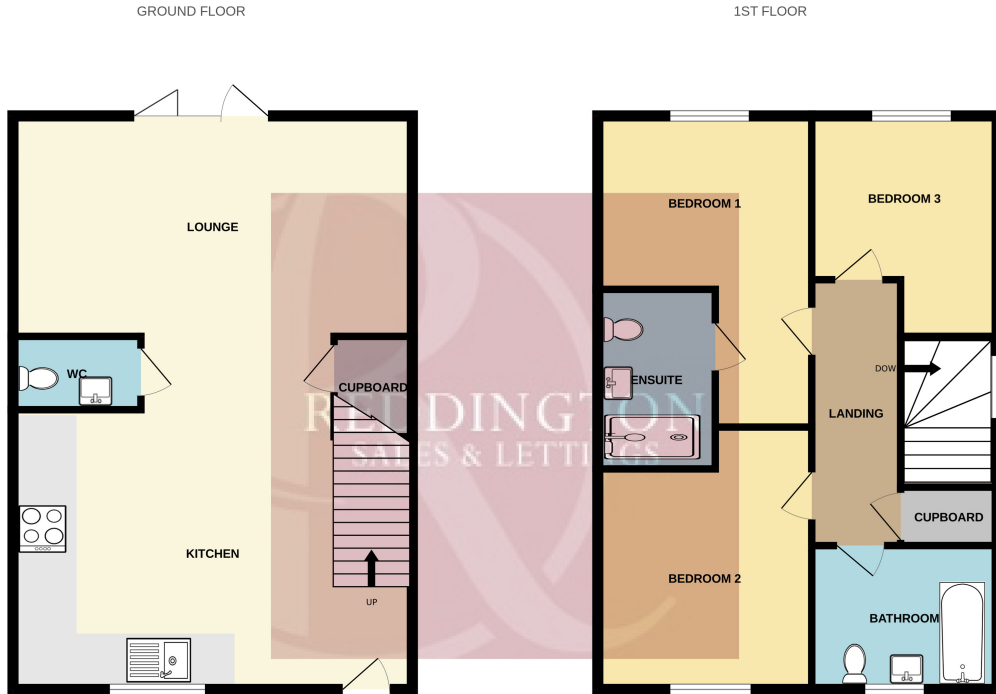
These property details are produced in good faith with the approval of the vendor and given as a guide only. Please note we have not tested any of the appliances or systems so therefore we cannot verify them to be in working order. Unless otherwise stated fitted items are excluded from the sale such as curtains, carpets, light fittings and sheds. These sales details, the descriptions and the measurements herein do not form part of any contract and whilst every effort is made to ensure accuracy this cannot be guaranteed. Nothing in these details shall be deemed to be a statement that the property is in a good structural condition of otherwise. Purchasers should satisfy themselves on such matters prior to purchase. Any areas, measurements or distances are given as a guide only. Photographs are taken with a wide angle lens. Nothing herein contained shall be a warranty or condition and neither the vendor or ourselves Reddington Homes Ltd will be liable to the purchaser in respect of any mis-statement or misrepresentation made at or before the date hereof by the vendor, agents or otherwise. Any floor plan is included as guide layout only. Dimensions are approximate and not to scale.







FLOORPLAN & EPC



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
<i>Very energy efficient - lower running costs</i>			
(92-100) A			95
(81-91) B		84	
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not energy efficient - higher running costs</i>			
England, Scotland & Wales		EU Directive 2002/91/EC	