

Hawthorn Rise, Newhall, Swadlincote. DE11 0NN

£220,000 Freehold

FOR SALE



DP DERBYSHIRE
PROPERTIES
- SALES & LETTINGS -

PROPERTY DESCRIPTION

Derbyshire Properties are delighted to present this extended and beautifully presented semi-detached home, offering generous and well-balanced living accommodation ideal for families and first-time buyers alike. Thoughtfully improved, the property blends practical layout with modern open-plan living.

The accommodation opens with an inviting entrance hallway leading through to a spacious lounge, perfect for relaxing or entertaining. To the rear, a superb open-plan living kitchen forms part of a stylish side extension, creating a fantastic social space for everyday family life. The former kitchen has been cleverly reconfigured to provide a useful utility room, adding further practicality to the ground floor.

Upstairs, the first-floor landing gives access to three well-proportioned bedrooms and a contemporary shower room, all presented to a high standard.

Externally, the property enjoys a lawned front garden with a paved pathway leading to the entrance, along with off-road parking for one vehicle. The enclosed rear garden features a paved patio seating area, generous lawn, timber shed and conifer screening, offering a good degree of privacy.

An internal inspection is strongly recommended to fully appreciate the space, flexibility and quality of accommodation on offer.

FEATURES

- Extended Semi Detached Family Home
- 3 Bedrooms & 1 Large Reception Room
- Superb Kitchen/Diner (side extension)
- Utility Room
- Front & Rear Gardens
- Parking
- Quiet Residential Location
- Ideal First Home
- Council Tax Band B



ROOM DESCRIPTIONS

Ground Floor

Entrance Hall

Entered via a composite front door with two adjoining obscure glazed side panels. Featuring a carpeted staircase rising to the first floor, tiled floor covering and wall-mounted radiator.

Large Living Room

A bright dual-aspect reception room with double glazed windows to the front and rear elevations. Decorative coving to ceiling, TV point and wood flooring.

Utility (Former Kitchen)

Comprising base-mounted units with solid wood work surfaces. Vertical wall-mounted radiator, parquet-style wood flooring, double glazed window to the rear elevation and useful understairs storage cupboard.

Superb Kitchen/Diner (Side Extension)

Kitchen Area

Fitted with a range of wall and base-mounted shaker-style units with solid wood work surfaces incorporating a single drainer sink unit with mixer tap. Integrated appliances include a four-ring gas hob with stainless steel extractor canopy over, double oven and dishwasher. Space for an American-style fridge freezer. Parquet-style wood flooring, inset spotlights and double glazed window.

Dining Area

With continuation of the parquet-style flooring, additional storage units and modern vertical radiator. Bi-fold doors open onto the rear garden, creating an excellent entertaining space.

First Floor

Landing

Accessed from the main entrance hallway with double glazed window to the side elevation. Airing cupboard housing the gas combination boiler and doors leading to all bedrooms and shower room.

Bedroom 1

Double glazed window to the rear elevation, attractive wall panelling, wood flooring, decorative coving and TV point.

Bedroom 2

Double glazed window to the front elevation, decorative coving, wood-effect tiled flooring and a range of fitted wardrobes providing excellent storage and hanging space.

Bedroom 3

Double glazed window to the front elevation and wall-mounted radiator.

Shower Room

Appointed with a modern three-piece suite comprising WC, vanity wash hand basin and large shower enclosure with mains-fed shower. Glass shower screen, inset spotlights, obscure double glazed window, tiled flooring and chrome heated towel rail.

External

Outside

To the front is a lawned garden with paved pathway and hedgerow boundaries, together with a paved parking area providing off-road parking for one vehicle.

The rear garden features a paved patio area, generous lawn, timber garden shed and timber fence boundaries with conifer screening for added privacy.

Disclaimer

1. MONEY LAUNDERING REGULATIONS - Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.
- 2: These particulars do not constitute part or all of an offer or contract.
- 3: The measurements indicated are supplied for guidance only and as such must be considered incorrect.
- 4: Potential buyers are advised to recheck the measurements before committing to any expense.
- 5: Derbyshire Properties have not tested any apparatus, equipment, fixtures, fittings or services and it is the buyers interests to check the working condition of any appliances.
- 6: Derbyshire Properties have not sought to verify the legal title of the property and the buyers must obtain verification from their solicitor.



FLOORPLAN & EPC



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) A		
(81-91) B		86
(69-80) C		
(55-68) D	68	
(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	