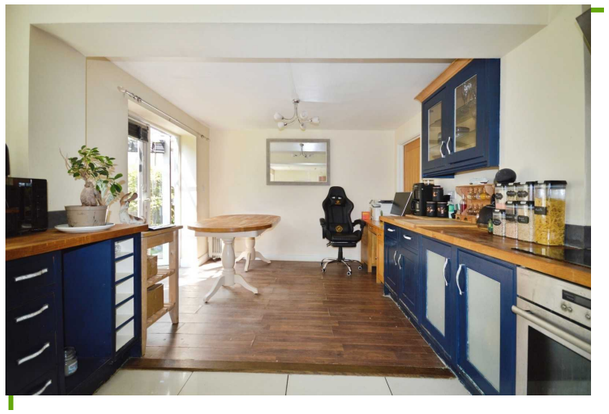


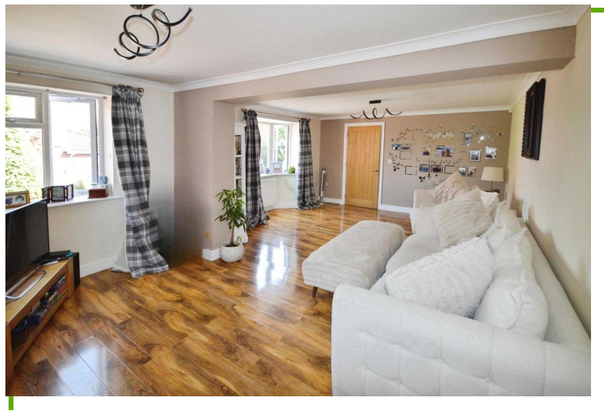


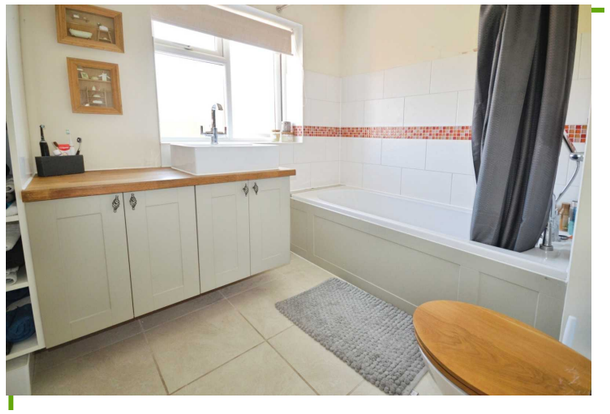












18A, Renshaw Drive, Newhall,
Swadlincote, Derbyshire, DE11

Offers Over: £375,000

Tenure: Freehold

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18A, Renshaw Drive, Newhall, Swadlincote, Derbyshire, DE11

Offers Over: £375,000 Tenure: Freehold

Council Tax Band: C
EPC Rating: A
Local Authority: South Derbyshire District Council

Other important information which you will need to know about this property can be found at your-move.co.uk

A spacious, energy-efficient six-bedroom detached family home for sale in Newhall, Swadlincote, offering an open-plan kitchen/diner with utility, three bathrooms, generous gated parking with garage, a rear garden with log cabin, and convenient access to local amenities and transport links.

Description
This spacious six-bedroom detached house is offered **for sale** in Newhall, Swadlincote, Derbyshire, in a location convenient for local amenities.

The property is presented in good condition and features a generous gated driveway providing ample parking, together with a single garage. The rear garden offers outdoor space, complemented by a log cabin that provides additional versatile accommodation or leisure space.

Internally, the layout includes an open-plan kitchen with dining space and a useful utility room, creating a practical hub for family living. There is a separate reception room with a log burner, providing a defined area for relaxation.

Bedroom accommodation is well arranged for families, with five double bedrooms and one single bedroom. The principal bedroom benefits from an en-suite and built-in wardrobes, while two further double bedrooms also feature built-in wardrobes, enhancing storage options. There are three bathrooms serving the household.

Energy performance is a strong feature, with an EPC rating of A and owned solar panels, helping to reduce running costs. The property falls within Council Tax Band D.

Newhall offers access to local shops, schools and everyday services, with Swadlincote town centre providing a wider choice of supermarkets, cafés and leisure facilities. Nearby green spaces and parks around Swadlincote provide opportunities for walking and outdoor activities. Public transport links connect towards Burton-on-Trent and Derby, with road access to the A444 and A38 giving further routes for commuting.

Entrance Hall
13'3" x 4'1" (4.04m x 1.24m)
A welcoming entrance to this lovely family home.

Cloakroom/Wc
7' (2.13m)
Appointed with a pedestal sink and a low flush wc.

Kitchen/Dining Room
27' x 10'6" (8.23m x 3.2m)
Spacious family kitchen with an integrated hob, oven and extractor fan with space for additional appliances. There is a breakfast bar for dining and French doors lead out to the garden.

Utility Room
10'4" x 4'2" (3.15m x 1.27m)
Plumbing and space for appliances with a wall mounted gas central heating boiler.

Lounge
23'4" x 14'5" (7.1m x 4.4m)
The lounge is located to the front elevation and features a bay window and log burner.

On the first floor:

Bedroom Two
10'7" x 8'9" (3.23m x 2.67m)
Double bedroom with wardrobes.

Bedroom Three
11'11" x 9'5" (3.63m x 2.87m)
Double bedroom with wardrobes.

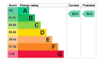
Bedroom Four
11'8" x 9'8" (3.56m x 2.95m)
Double bedroom with wardrobes.

Bedroom Five
10'10" x 9'7" (3.3m x 2.92m)
Double bedroom with wardrobes.

Bedroom Six
9'9" x 6'9" (2.97m x 2.06m)
A generous single bedroom with wardrobes.

Shower Room
8'4" x 3'11" (2.54m x 1.2m)
There is a shower enclosure, wash basin and a low flush wc.

Bathroom
8'9" x 6'9" (2.67m x 2.06m)



For full EPC please contact the branch.

Spacious bathroom appointed with a bath and hand held shower over, vanity units incorporating a contemporary wash basin with ample storage space.

On the second Floor:

Main Bedroom
20'9" x 11'7" (6.32m x 3.53m)
Main double bedroom with skylights.

En-Suite
11'7" x 9'7" (3.53m x 2.92m)
En-suite bathroom appointed with a freestanding bath, wash basin and a low flush wc.

Outside
The property is approached via sweeping gravelled, gated driveway providing ample off road parking. There are two garages providing additional parking. There is also an electric car charge point. The property has 15 solar panels with battery and are owned outright.

Garden



Ground Floor First Floor Second Floor

Total floor area: 170.5 sq.m. (1,836 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io

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