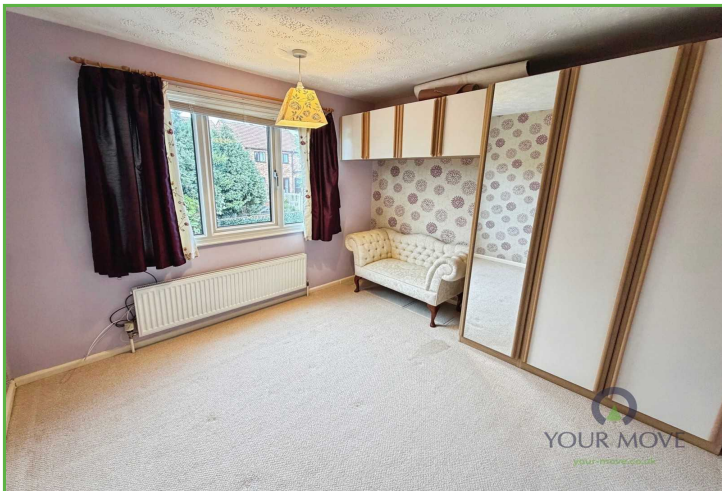
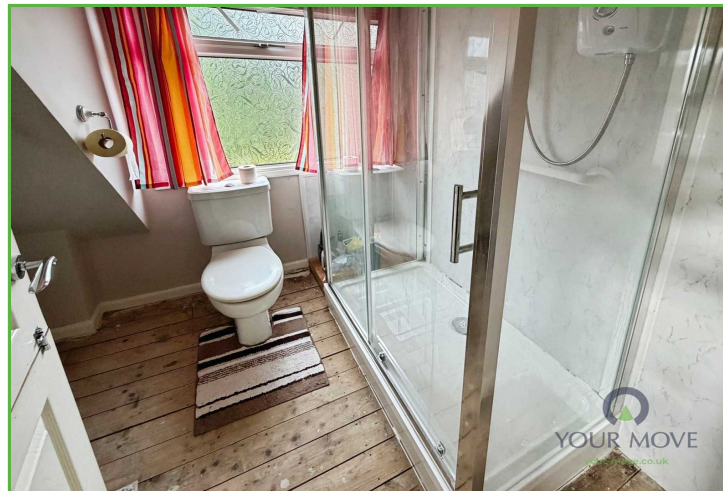
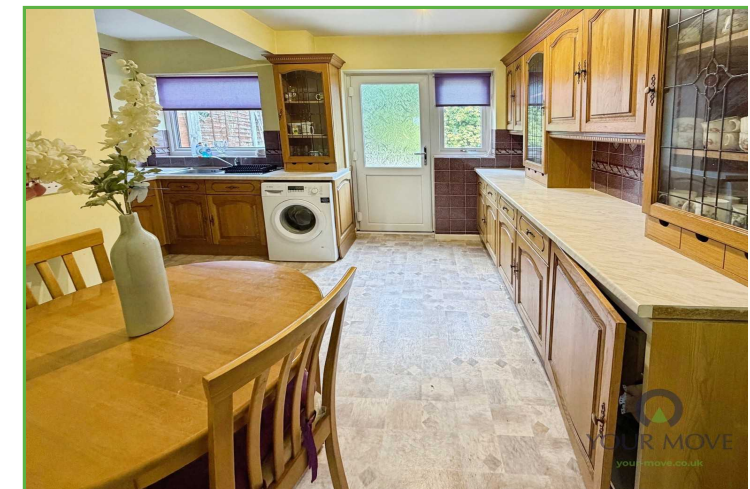
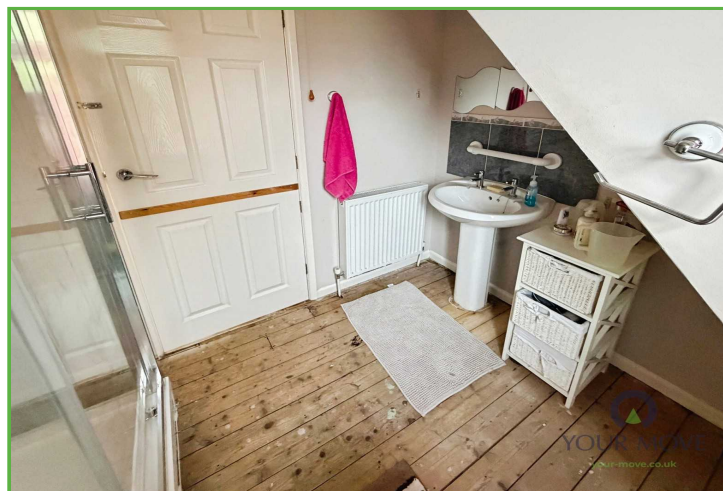




New Road, Newhall, Swadlincote,
Derbyshire, DE11

Offers in excess of: £180,000

Tenure: Freehold



your-move.co.uk

New Road, Newhall, Swadlincote, Derbyshire, DE11
Offers in excess of: £180,000 Tenure: Freehold

Council Tax Band: B
EPC Rating: E
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

This three-bedroom semi-detached house for sale in Newhall, Swadlincote offers a lounge with adjoining dining space, separate kitchen, drive and garage, an enclosed low-maintenance rear garden, and convenient access to local amenities, schools and public transport links.

Description

This three-bedroom semi-detached house for sale is situated in Newhall, Swadlincote, Derbyshire, offering a practical layout suited to day-to-day family living. The ground floor provides one main reception room, arranged as a lounge with a dining space directly off it, creating a defined area for both relaxing and mealtimes while keeping the layout straightforward and functional. A separate kitchen serves the main living space and is positioned conveniently for everyday use.

Upstairs, the property offers three bedrooms and a family bathroom, providing sleeping accommodation and facilities for a household seeking a simple, well-organised arrangement.

Externally, the house benefits from a drive and garage, giving off-street parking and additional storage options. To the rear, there is an enclosed, low-maintenance garden, offering an outdoor space that is practical to look after and suitable for sitting out or play.

Newhall is located close to Swadlincote town centre, where a range of supermarkets, shops, cafés and everyday services are available. Maurice Lea Memorial Park and other nearby green spaces in South Derbyshire provide opportunities for walks and outdoor recreation.

There are several primary and secondary schools within the wider Swadlincote area, making this a convenient base for families. Public transport is provided mainly by local bus routes linking Newhall with Swadlincote, Burton upon Trent and nearby villages. For rail travel, Burton upon Trent station offers mainline services towards Birmingham, Derby and other destinations, with typical journey times to these larger centres in the region of 20–30 minutes, supporting commuting and wider travel.

Entrance Porch

6' x 2'5" (1.83m x 0.74m)
Leading into the hallway.

Entrance Hall

13'3" x 6' (4.04m x 1.83m)
A welcoming entrance hallway with stairs leading off to the first floor.

Lounge

12'6" x 11'8" (3.8m x 3.56m)
The lounge area is open to the dining area.

Kitchen

13'2" x 10'5" (4.01m x 3.18m)
The kitchen is fitted with wall and base units with complementing work surfaces. There is an integrated ceramic hob and oven with space for additional appliances.

On the first floor:

Main Bedroom

12'6" x 8'3" (3.8m x 2.51m)
Main double bedroom with fitted wardrobes.

Bedroom Two

9'9" x 9'6" (2.97m x 2.9m)
Double bedroom.

Bedroom Three

8'4" x 7'4" (2.54m x 2.24m)
A generous third bedroom.

Shower Room

7'9" x 6'7" (2.36m x 2m)
The shower room is appointed with a double shower enclosure, wash basin and a low flush wc.

Outside

To the front of the property there is a driveway providing ample off road parking leading to the integral garage.

Garage

21' x 8'1" (6.4m x 2.46m)
The garage has an up and over door and also hoses the gas central heating boiler. There is a courtesy door leading to the garden.

This Your Move branch is operated by National Home Move Limited which is independently owned and operated under a licence from your-move.co.uk Limited. National Home Move Limited is registered in England and Wales with company number 11805074, registered office: 5 Brooklands Place, Brookland Road, Sale, United Kingdom, M33 3SD. VAT Reg No: 315255523. National Home Move Limited is



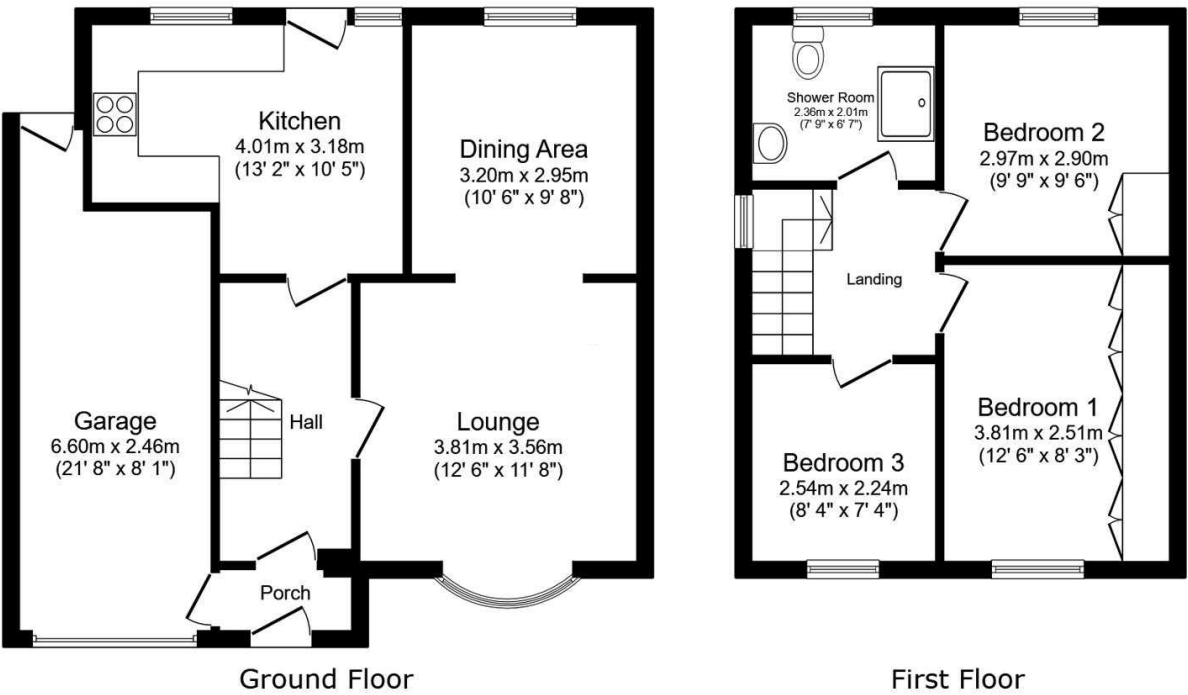
For full EPC please contact the branch.

an Introducer Appointed Representative of PRIMIS Mortgage Network, a trading name of First Complete Limited which is authorised and regulated by the Financial Conduct Authority for mortgages, protection insurance and general insurance products.

All Measurements
All Measurements are Approximate.

Laser Tape Clause
All measurements have been taken using a laser tape measure and therefore, may be subject to a small margin of error.

Floorplan Clause
Measurements are approximate. Not to Scale. For illustrative purposes only.



Total floor area: 94.6 sq.m. (1,018 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

