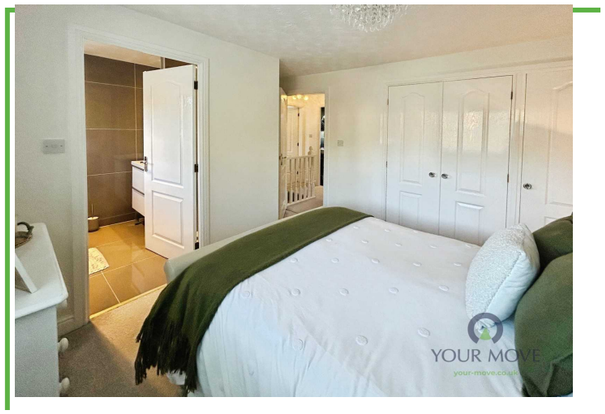




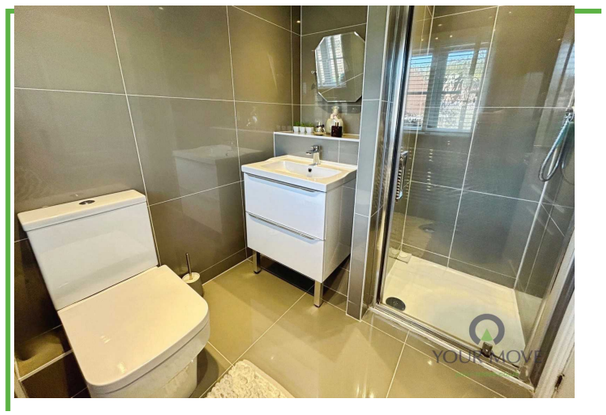












Bretby Hollow, Newhall,
Swadlincote, Derbyshire, DE11

Asking Price: £290,000

Tenure: Freehold

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your-move.co.uk

Bretby Hollow, Newhall, Swadlincote, Derbyshire, DE11

Asking Price: £290,000 Tenure: Freehold

Council Tax Band: C
EPC Rating: D
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

An immaculate three-bedroom detached family home for sale in a Newhall cul-de-sac, offering two reception rooms, a modern fitted kitchen, two bathrooms, driveway with integral garage, attractive enclosed gardens and convenient access to Swadlincote amenities and commuter links.

Description
For sale – an immaculate three-bedroom detached home situated in a residential cul-de-sac in Newhall, Swadlincote. This well-presented family home offers two reception rooms, a modern kitchen and attractive gardens, ideal for buyers seeking a property ready to move straight into.

The ground floor centres on a contemporary fitted kitchen with sleek cabinetry, integrated appliances, generous granite worktop space and a breakfast bar. A separate dining area provides a comfortable setting for family meals and entertaining, flowing through to a light lounge overlooking the rear garden. Neutral décor, quality flooring and good natural light create a clean, cohesive feel throughout.

Upstairs, three bedrooms are complemented by two bathrooms, providing practical family accommodation. Outside, the property benefits from a driveway, integral garage and a neatly kept front lawn. To the rear is a fully enclosed garden with level lawn, paved seating terrace and flower borders, offering a pleasant, private outdoor space for children to play and for summer dining.

Newhall is well placed for local amenities in Swadlincote town centre, including supermarkets, independent shops, cafés and eateries. Nearby parks such as Eureka Park and Branston Water Park (a short drive) provide green space and play areas. Families are served by a choice of primary and secondary schools in the surrounding area.

Transport links are convenient, with the A444 and A511 giving access to Burton upon Trent and Ashby-de-la-Zouch. Burton upon Trent railway station, around 15–20 minutes by car, offers services to Birmingham in approximately 30–35 minutes and Derby in around 20 minutes, making this a practical base for commuting. Council tax band C. EPC Rating C.

Entrance Hall
With stairs leading off to the first floor.

Cloakroom/Wc
5'10" x 2'9" (1.78m x 0.84m)
Appointed with a wash hand basin and a low flush wc.

Lounge
16' x 12 1 (4.88m x 12 1)
The lounge is bright and airy with a lovely bay window and an electric fire. There is an archway leading to the dining area.

Dining Area
10'1" x 8'5" (3.07m x 2.57m)
Dining area with a access out to the rear garden.

Kitchen
15'3" x 11'7" (4.65m x 3.53m)
The kitchen is modern and well fitted with with stylish units, granite work tops, integrated Neff appliances and space for a fridge freezer. There is a breakfast bar for occasional dining and a useful under stair cupboard.

On the first floor:

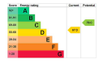
Main Bedroom
10'5" x 9'5" (3.18m x 2.87m)
Main double bedroom with built in wardrobes.

En-Suite
7'5" x 5'5" (2.26m x 1.65m)
The en-suite has been re-fitted with a modern shower enclosure, wall mounted vanity unit and a low flush wc.

Bedroom Two
20'4" x 8'5" (6.2m x 2.57m)
A very generous double bedroom with a a skylight window to the rear and Dorma to the front elevation allowing natural light throughout.

Bedroom Three
8'9" x 8'5" (2.67m x 2.57m)
Double bedroom with built in wardrobes.

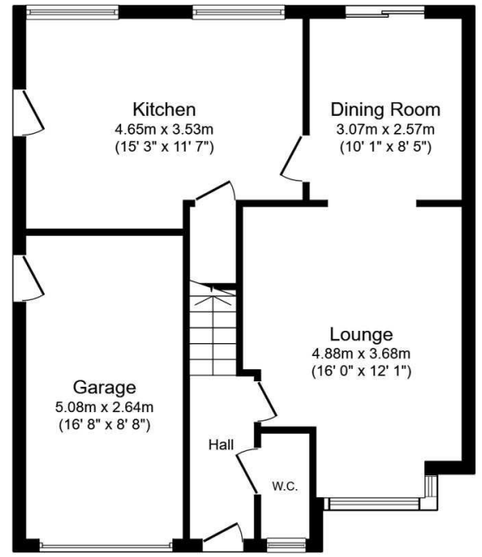
Bathroom
7'4" x 6'4" (2.24m x 1.93m)
Modern bathroom with a bath, pedestal wash stand and a low flush wc.



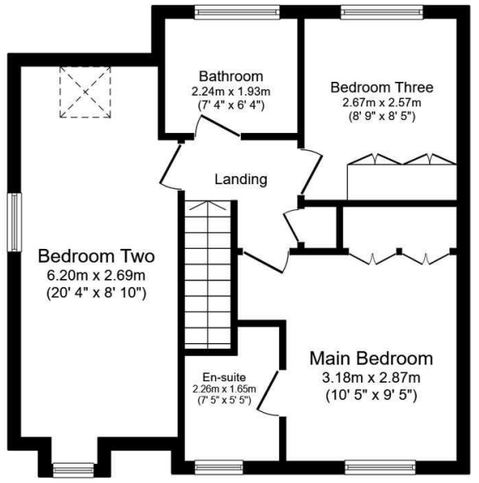
For full EPC please contact the branch.

Outside
To the front there is a generous driveway with block paving and side by side parking with side access to the rear garden.

Garden
This is mainly laid to lawn with a patio area for entertaining, a garden pond and a variety of garden shrubs. The garden is not overlooked and has a backdrop of trees.



Ground Floor



First Floor

Total floor area: 113.2 sq.m. (1,218 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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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.

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