





ABODE
SALES & LETTINGS



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This beautifully improved semi-detached property offers spacious and well-presented accommodation spread across three floors. Boasting a re-fitted kitchen and shower room, a generous lounge/diner, three double bedrooms, and a single room that could serve as a dressing room or home office, this home is perfect for family living. In addition, there's off-road parking, ample multi-use storage, and a private enclosed garden, making it a complete package for those seeking space and convenience.

Situated in the sought-after residential area of Newhall, this property is ideally located for local amenities, including schools, shops, and healthcare services. The market town of Swadlincote is just a short drive or bus journey away, offering even more options for shopping, dining, and leisure activities.



Hallway

Staircase rising to the first floor landing, tiled flooring throughout, composite front entry door leading into, central heating radiator, thermostat, smoke alarm and internal doors leading to:

Lounge/Diner

With a set of UPVC double glazed sliding doors to the rear garden and the PVC double glazed window to the rear elevation, TV aerial point and two central heating radiators.

Carport/Garage

With UPVC double glazed sliding doors to front and elevations, space for further freestanding white goods and electric meter.

Kitchen

With a UPVC double glazed window to the front elevation, featuring a range of matching base and eye-level storage cupboards and drawers with granite roll top preparation work surfaces and complementary tiling to both floor and wall coverings, a range of integrated appliances includes a ceramic sink and drainer with mixer tap, four ring stainless steel gas hob with matching extractor hood, oven/grill and appliance space and plumbing for freestanding under-counter white goods housing the central heating Worcester Bosch gas boiler, internal PVC door leads to:

Landing

With staircase rising to the second floor landing, useful storage cupboard with eye level shelving, alarm system unit, smoke alarm and internal doors leading to:



Bedroom Three

With a UPVC double glazed window to the front elevation and central heating radiator.







Shower Room

With a UPVC double glazed frosted glass window to the side elevation, featuring a three-piece shower room suite comprising of low-level WC, wash hand basin with mixer tap, double shower cubicle with sliding glass screen, waterfall showerhead and complementary tiling to both floor and wall coverings, chrome heated towel radiator, spotlighting to ceiling and extractor fan

Bedroom Two

With a UPVC double glazed window to the front elevation and central heating radiator.

Bedroom Three

With 2x UPVC double glazed windows to the rear elevation, central heating radiator, TV aerial point and a range of built-in fitted wardrobes with hanging rails and shelving.

Second Floor Landing

With internal door leading to:

Bedroom One

With 2x UPVC double glazed windows to front and side elevations, electric radiator, eaves storage and a range of wardrobes with hanging rails, shelving and smoke alarm.





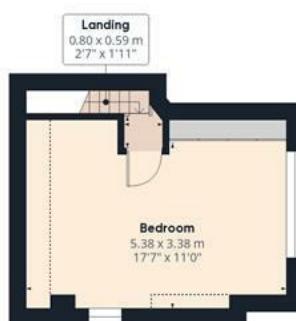




Approximate total area⁽¹⁾

123.32 m²
1327.4 ft²

Reduced headroom
2.46 m²
26.5 ft²

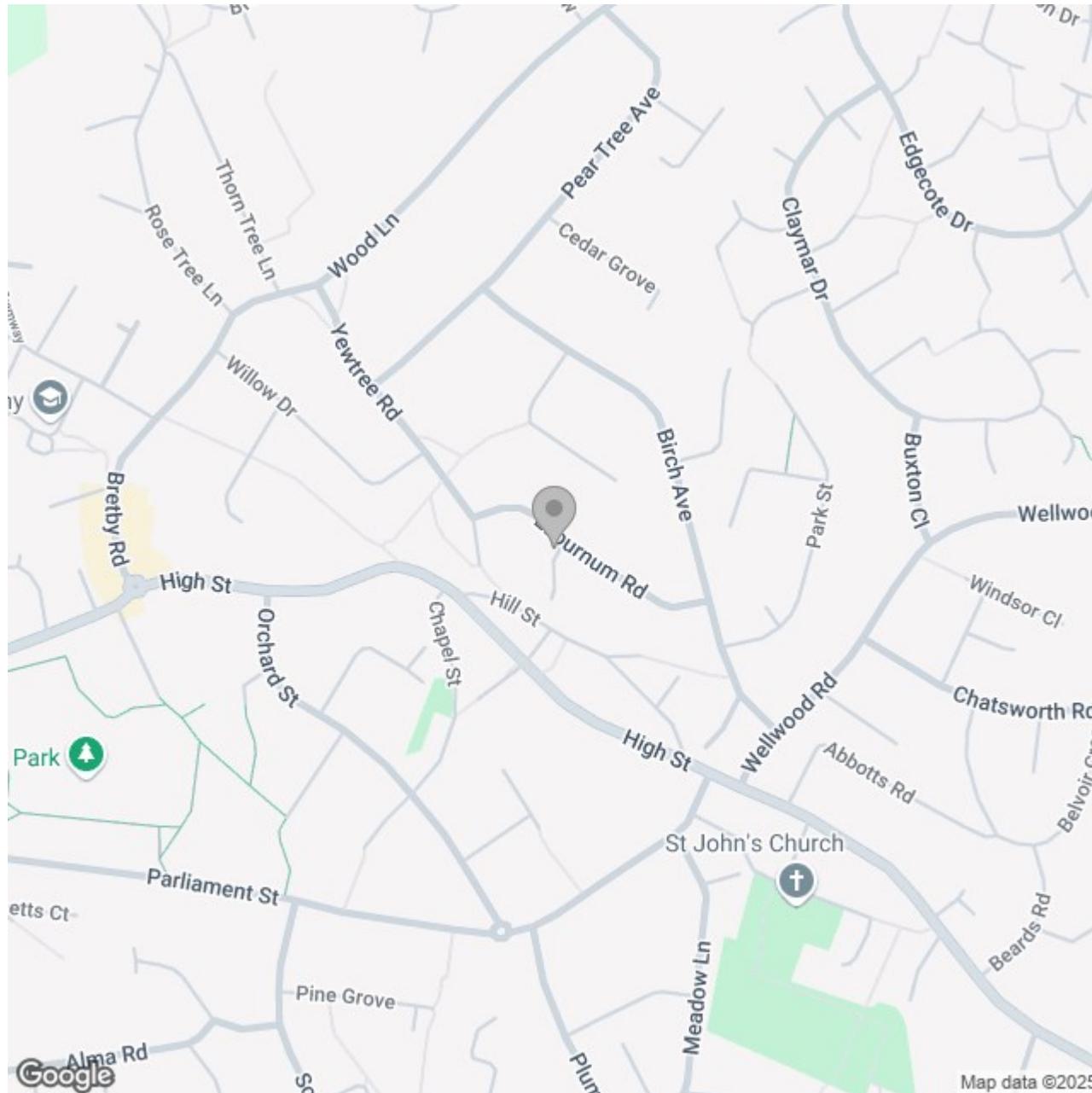


(1) Excluding balconies and terraces

Reduced headroom
..... Below 1.5 m/5 ft

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	69	81
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC