



Roseleigh Crescent, Newhall, Swadlincote, DE11 0JX

Nicholas
Humphreys

Asking Price £190,000

A well-presented three-bedroom semi-detached home, positioned within a quiet cul-de-sac in the popular area of Newhall. Set back from the road with a generous front lawn and gravel driveway providing ample off-road parking leading to a garage, the property offers modernised accommodation throughout.

Internally, the home features a welcoming hallway, an impressive refitted contemporary kitchen with appliances, and a spacious open-plan lounge diner overlooking the rear garden.

To the first floor are three well-proportioned bedrooms and a stylish refitted bathroom. Externally, the property benefits from a substantial enclosed rear garden with decking area and access into the garage. Ideally suited to first-time buyers or growing families, with excellent access to local amenities within Swadlincote. No Upward Chain



The Accommodation

Roseleigh Crescent, Newhall offers a well-presented semi-detached home situated within a pleasant cul-de-sac position, set back from the road with an extensive front lawn garden and gravel driveway providing off-road parking for a variety of vehicles, leading to the attached garage.

The accommodation begins with a UPVC double-glazed entrance door with matching side panel, opening into a welcoming reception hallway with ceramic tiled flooring, radiator, staircase rising to the first floor and a useful below-stairs storage area. The ceramic tiled flooring continues through into the impressive refitted modern kitchen, which is fitted with a wide selection of grey-fronted base cupboards and drawers, complemented by contrasting light grey wall units with LED lighting, and preparation work surfaces. The kitchen incorporates a four-ring gas hob with extractor hood above and oven below, together with freestanding appliance spaces for a washing machine, slimline dishwasher and American-style fridge freezer, with appliances available by separate negotiation. There is also a double radiator, useful walk-in storage cupboard and UPVC double-glazed window to the front aspect.

Across the rear of the home is the open-plan lounge diner, offering a generous living and dining space with laminate flooring, built-in storage cupboard and feature fireplace. A UPVC double-glazed window and door provide access out to the rear garden, creating a pleasant outlook and connection to the outside space.

To the first floor, the landing benefits from a UPVC double-glazed window to the side elevation and access to the loft space via a drop-down ladder. The loft houses the gas-fired combination boiler, which supplies the domestic hot water and central heating system. The master double bedroom is positioned across the rear aspect, overlooking the enclosed rear garden, and features laminate flooring and radiator. The second bedroom is located to the front aspect and includes a built-in double wardrobe, laminate flooring, UPVC double-glazed window and radiator, while the third bedroom is also positioned to the rear of the property and offers generous proportions.

The modern refitted bathroom is fitted with a three-piece white suite comprising WC, hand wash basin and P-shaped shower bath with fitted glass shower screen and mixer thermostatic shower tap. The room is finished with ceramic tiling to the walls and floor, heated chrome towel rail and UPVC double-glazed windows to the front elevation.

Outside, the property enjoys a substantial rear garden, mainly laid to lawn, with a decking area ideal for seating and entertaining. There is also personnel rear door access into the garage. The garage is of timber construction with double doors to the front elevation, power & light, providing ample space for a further vehicle or useful storage.

Newhall is located within the market town of Swadlincote and offers convenient access to a wide range of local amenities, schools, shops and transport links. All viewings are strictly by appointment only.

Hallway

4.19m x 1.78m (13'9 x 5'10)

Kitchen

3.71m x 2.82m (12'2 x 9'3)

Lounge Diner

4.78m x 3.71m (15'8 x 12'2)

Bedroom One

3.73m x 2.64m (12'3 x 8'8)

Bedroom Two

4.19m max x 2.92m max (13'9 max x 9'7 max)

Bedroom Three

2.87m x 2.03m (9'5 x 6'8)

Bathroom

2.62m x 1.70m (8'7 x 5'7)

Garage

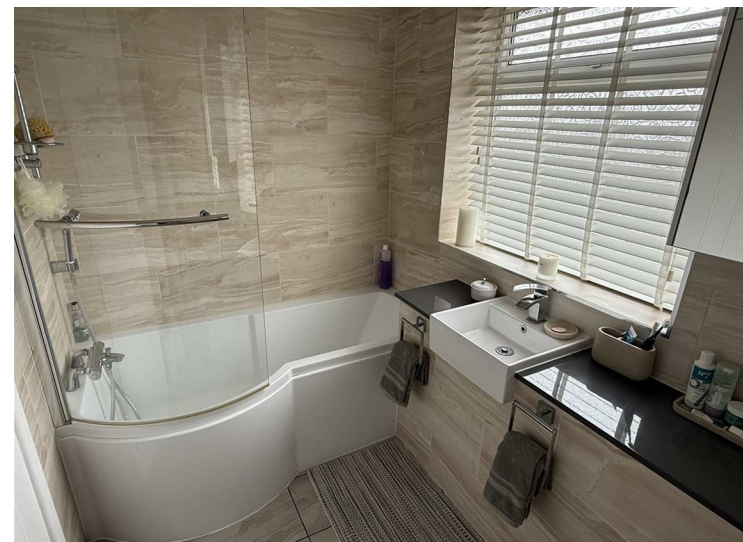
6.10m max x 2.92m max (20'0 max x 9'7 max)

Awaiting EPC inspection
Property construction: Standard
Parking: Drive & Garage (Timber construction)
Electricity supply: Mains
Water supply: Mains
Sewerage: Mains
Heating: Mains Gas
Council Tax Band: A
Local Authority: South Derbyshire Council
Broadband type: TBC - See Ofcom link for speed: <https://checker.ofcom.org.uk/> Mobile signal/coverage: See Ofcom link <https://checker.ofcom.org.uk/>
Useful Websites: www.gov.uk/government/organisations/environment-agency
An on-site management fee may apply to all modern or new developments.

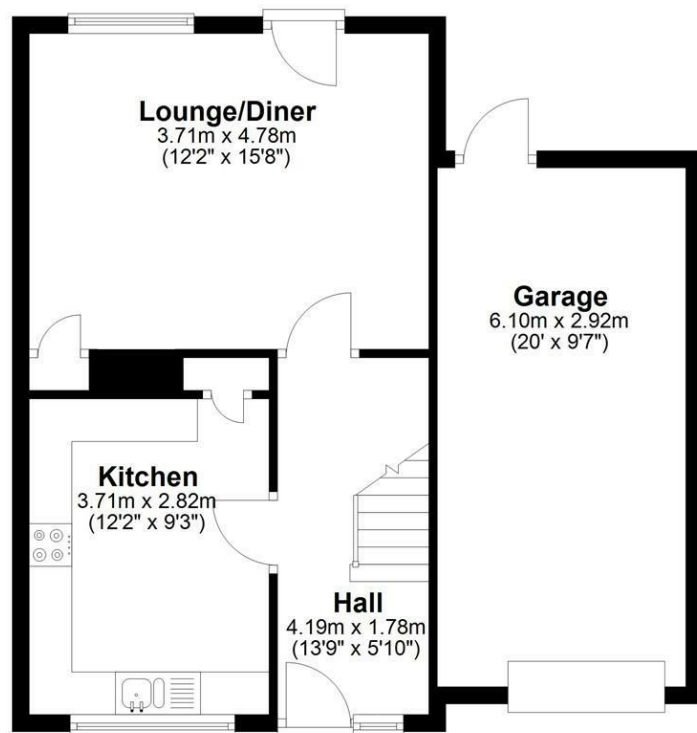
Anti-Money Laundering (AML) Requirements
In line with the Money Laundering Regulations 2017, all purchasers and, where applicable, cash donors are required to complete AML identity and source-of-funds checks once an offer is accepted. These checks are carried out via “Thirdfort” and do not affect your credit rating. A non-refundable compliance fee of £36.00 including VAT applies per person (with an additional fee of £36.00 per individual/ cash donor). Full details are set out in our PDF brochure. Please ensure you have viewed the agent’s full PDF branded brochure for full information, selective licence areas and charges regarding the proposed purchase of the property and not rely on third party website information supplied before actioning the purchase process. The property information provided by Nicholas Humphrey Estate Agents is based on enquiries made of the vendor and from information available in the public domain. If there is any point on which you require further clarification, please contact the office and we will be pleased to check the information for you. Please note if your enquiry is of a legal or structural nature, we advise you to seek advice from a qualified professional in their relevant field. Draft details awaiting vendor approval and subject to change



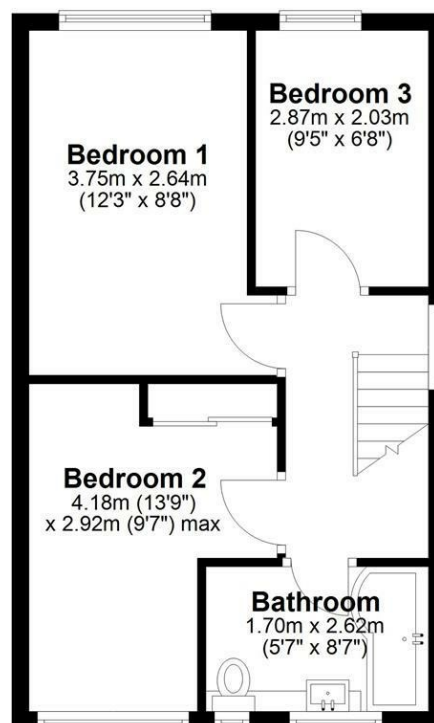




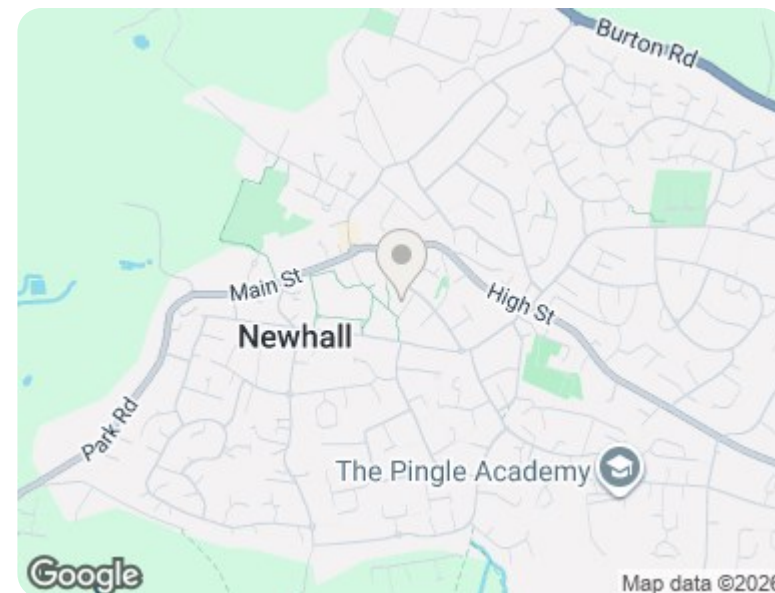
Ground Floor



First Floor



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Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(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	

This Brochure consists of 8 pages, please ensure you have read all pages before your proposed purchase.

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Where there is more than one purchaser and/or cash donors, an additional fee of £36.00 including VAT per additional person will be required. The compliance fee is non-refundable, as the checks are undertaken immediately upon instruction and the associated costs are incurred regardless of whether the transaction proceeds to completion. This applies whether the sale or purchase falls through due to the actions of the purchaser, the vendor, or for any other reason.

Services. If & where stated in the details main's water, gas and electricity are understood to be available to the property, none of these have been tested or investigated for connection, nor any of the appliances attached thereto, have been tested by Nicholas Humphreys, who gives no warranties as to their condition or working order.

Floor Plans. To be used as an illustrative purpose only and while reasonable efforts have been made to ensure its accuracy, it is not to scale and measurements should not be relied upon. The company displays the floor plan as a general indication of layout and it does not form any part of any contract or warranty and provides an approximate guide to layout.

Survey. We advise all buyers to undertake their own investigations into the condition of the property and surroundings by an independent survey. We the Agent do not conduct a survey of the property and cannot advise on structural defects or materials used. Independent advice is required before exchange and completion.

Agent Note. Whilst every care has been taken in preparation of these details, they are for guidance purpose only. All measurements are approximate, and whilst every care has been taken for accuracy, their accuracy should not be relied upon. Buyers are advised to recheck measurements and inspect the property before exchange of contracts to confirm they are satisfied with the condition of the property and surroundings before completion of the purchase. New development sites are increasingly implementing an on-site annual management charge, all sale of property could be subject to this charge, to be verified & confirmed by your acting solicitor/ conveyancer before exchange of contracts.

Selective Licence Areas. The Council's Selective Licensing Scheme requires all landlords who privately rent out properties within the designated areas to obtain a licence from the council. Within Burton on Trent the following streets have been designated: Blackpool Street, Branston Road, Broadway Street, Goodman Street, King Street, Queen Street, Shobnall Street, Uxbridge Street & Waterloo Street. A license fee for application will be payable and work to the home maybe required. Full information: <https://www.eaststaffsbc.gov.uk/housing-and-property/landlords/selective-licensing-scheme>

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