



Aston Drive, Newhall, Swadlincote, DE11 0PD

Nicholas
Humphreys

£265,000

A modern detached family home set within a quiet cul-de-sac position, offering driveway, front garden and integral garage. The accommodation includes a welcoming hallway with guest cloakroom, formal dining room to the front elevation and a spacious rear lounge with French doors opening onto the garden. The fitted kitchen provides a range of units with built-in double oven, gas hob and appliance spaces, with door leading out to the enclosed rear garden.

The first floor offers a master bedroom with fitted wardrobes and en-suite, a second double bedroom with built-in wardrobe, and a generously sized third double bedroom, along with a family bathroom. Outside, the property benefits from an enclosed rear garden with patio area, lawn and fenced boundaries, with gated side access. Conveniently positioned for Swadlincote town centre and well-placed for Ashby-de-la-Zouch and Burton-on-Trent. Viewings by appointment only.



The Accommodation

Set within a quietly sited cul-de-sac position, this modern detached family home enjoys a front lawn garden with driveway leading to the integral garage, and an open storm porch with a UPVC double-glazed front entrance door opening into the welcoming reception hallway. The hallway features laminate flooring, a single radiator, staircase rising to the first floor, and internal door through to the guest cloakroom. The cloakroom provides a low-level WC, hand wash basin, UPVC double-glazed window to the front aspect and radiator.

Positioned on the front elevation is the formal dining room, fitted with laminate flooring and a UPVC double-glazed window. Across the rear aspect is the spacious lounge, featuring a decorative fireplace with gas fire, double radiator, laminate flooring and double-glazed French patio doors opening directly onto the rear garden.

The fitted kitchen offers a wide selection of base cupboards and drawers with matching eye-level wall units, built-in double oven, four-ring gas hob with extractor hood above, freestanding plumbing and appliance space for washing machine, along with further space for a tumble dryer. Finished with ceramic tile flooring, UPVC double-glazed window and rear entrance door giving access to the enclosed rear garden.

The first-floor landing has a UPVC double-glazed window to the side aspect, a useful walk-in storage cupboard, and internal doors leading off to the bedroom accommodation. The master bedroom is positioned across the rear elevation and features built-in wardrobes with mirrored sliding doors, additional built-in storage cupboards, UPVC double-glazed window and radiator. The en-suite provides a shower enclosure, pedestal hand wash basin, WC, radiator, and UPVC double-glazed window to the side elevation.

The second double bedroom is located on the front aspect, with UPVC window, radiator and built-in double wardrobe. A generously proportioned third double bedroom is positioned on the rear elevation with UPVC double-glazed window, radiator and access to the loft space. The family bathroom provides a panel bath with shower over, WC, pedestal hand wash basin, complementary tiling to walls, radiator and UPVC double-glazed window.

Outside, the property is set back from the road with driveway accessed via a shared entrance serving a small number of neighbouring homes. Gated side access leads to the enclosed rear garden, offering a paved patio seating area, lawn garden and fenced boundaries. The home also benefits from a single integral garage, housing the wall-mounted gas-fired combination boiler supplying the domestic hot water and central heating system.

Conveniently positioned for Swadlincote town centre, the property lies between the market towns of Ashby-de-la-Zouch and Burton-on-Trent, offering excellent access to a wide range of local amenities, schooling and commuter links.

Hallway

Guest Cloakroom

Formal Dining Room

2.95m x 2.77m (9'8 x 9'1)

Lounge

4.04m max x 3.33m (13'3 max x 10'11)

Kitchen

3.20m x 2.90m (10'6 x 9'6)

First Floor

Bedroom One

3.48m max x 3.25m (11'5 max x 10'8)

En-suite

Bedroom Two

3.20m max x 3.07m max (10'6 max x 10'1 max)

Bedroom Three

3.25m x 2.84m (10'8 x 9'4)

Bathroom

2.08m x 2.51m (6'10 x 8'3)

Garage & Driveway

Awaiting EPC inspection

Property construction: Standard

Parking: Drive & Garage

Electricity supply: Mains

Water supply: Mains

Sewerage: Mains

Heating: Mains Gas

Council Tax Band: C

Local Authority: S 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

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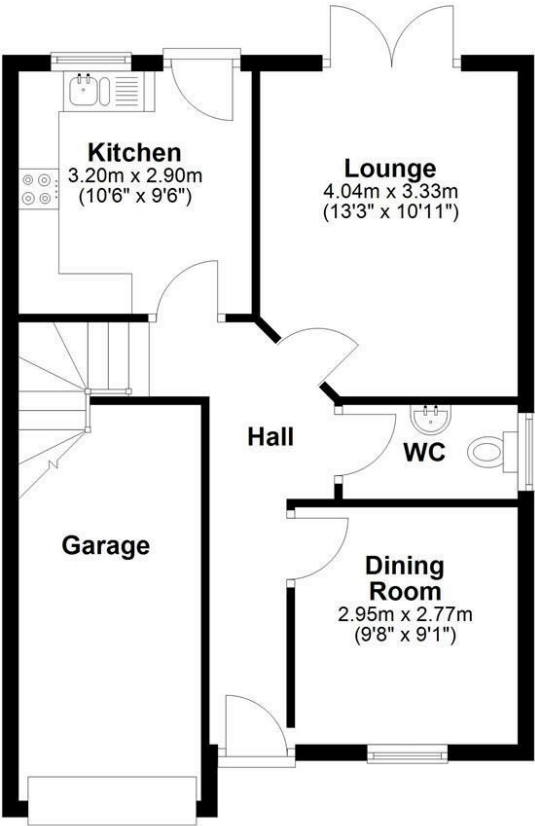
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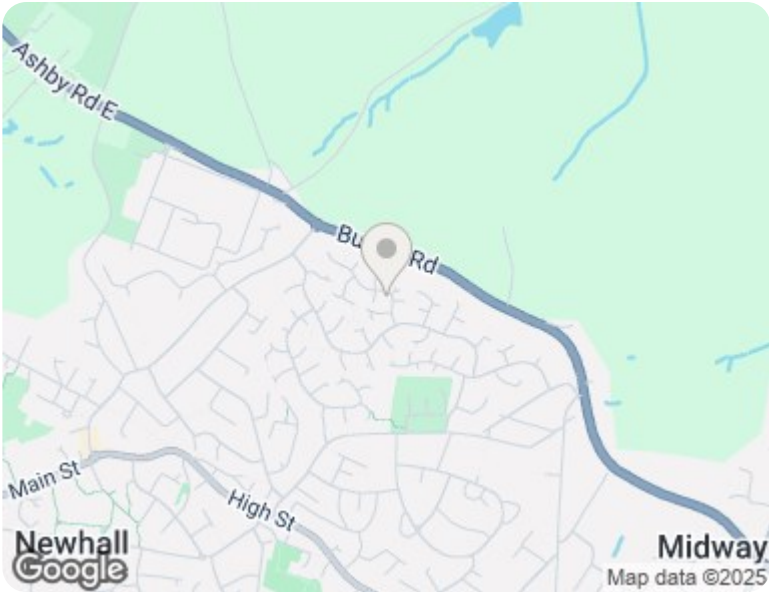
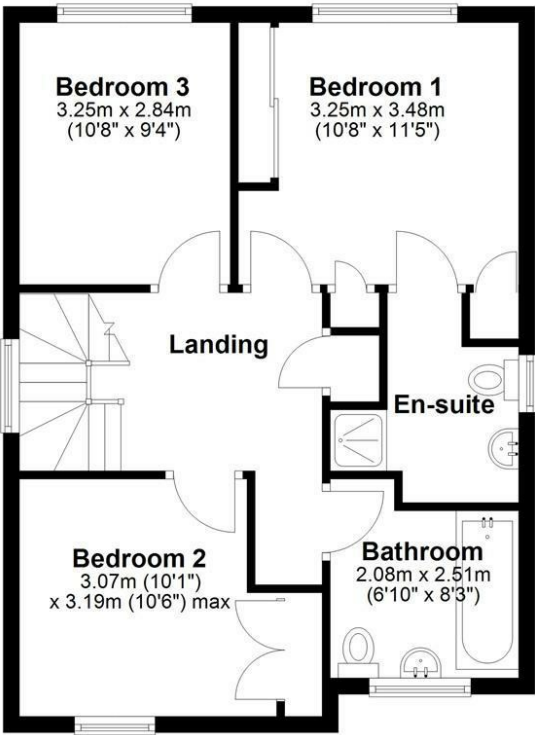




Ground Floor



First Floor



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Plan produced using PlanUp.

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	

Council Tax Band C

Freehold

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.

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Money Laundering. Under the Protecting Against Money Laundering and Proceeds of Crime Act 2002, we must point out that any successful purchasers proceeding with the purchase will be asked for identification ie: Passport, Driving Licence, and recent Utility Bill. This evidence will be required prior to solicitors being instructed in the purchase of a property.

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 License 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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