



Yew Tree Road

Newhall, Swadlincote, DE11 0NL

Offers over £190,000



Nestled on the charming Yew Tree Road in Newhall, Swadlincote, this semi-detached house presents an excellent opportunity for families and first-time buyers alike. The property boasts three well-proportioned bedrooms, providing ample space for relaxation and personalisation.

Situated in a desirable area, this home is close to local amenities, schools, and parks, making it an ideal choice for those seeking a balanced lifestyle. With its appealing features and prime location, this property on Yew Tree Road is not to be missed. Whether you are looking to settle down or invest, this house offers a wonderful opportunity to create lasting memories.



Description

Clark Estates are delighted to present this three bed semi-detached property to the open market. The property briefly comprises of; entrance hall, lounge/diner, kitchen, two double bedrooms and a single bedroom, shower room, enclosed rear garden and driveway. Located on a popular street in Newhall with easy access to local amenities, shops, public house and schools.

The property benefits from gas central heating, double glazing and solar panels.

Entrance Hall 10'9" x 5'10" (3.30m x 1.80m)

The property is entered through the front UPVC door into the tiled hallway, radiator, with the stairs to the left leading to the first floor and access to the ground floor rooms.

Lounge / Diner 19'3" x 9'10" (7'4") (5.88m x 3.00m (2.24m))

The lounge diner is a dual aspect room allowing the natural light to flood within with laminate flooring, feature fire place with a inset fire and hearth, two ceiling lights and two radiators.

Kitchen 8'6" x 9'0" (2.60m x 2.75m)

The kitchen comprises of a range of white wall and base units, stainless steel circular bowl and drainer, part tiled splash back, space for a washing machine and free standing cooker. The Upvc door leads out onto the decking in the rear garden.

Stairs & Landing

Wooden stair case with carpet stairs leading to the first floor with storage cupboard on the landing and access to the loft and rooms to the first floor..

Bedroom One 10'9" x 9'10" (3.30m x 3.00m)

A double bedroom front facing with laminate flooring, radiator and built in wardrobes.

Bedroom Two 10'9" x 9'8" (3.30m x 2.95m)

A double bedroom rear facing with laminate flooring and radiator.

Bedroom Three 7'0" x 6'2" (2.15m x 1.90m)

A single room front facing with laminate flooring and radiator.

Wet Room 5'9" x 6'1" (1.76m x 1.86m)

The wet room comprises of an electric shower, wc and hand basin with non slip flooring.

Outside

To the front of the property there is a driveway for one vehicle which can be extended at the side, open plan lawn area with shrubs. To the rear there is decking leading out from the kitchen, low maintenance gravel area and a wooden shed.

Additional Benefits

The property benefits from solar panels to 50% of the roof area.

Disclaimer

1. MONEY LAUNDERING REGULATIONS: Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.
2. General: While we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the position for you, especially if you are contemplating travelling some distance to view the property.
3. Measurements: These approximate room sizes are only intended as general guidance. You must verify the dimensions carefully before ordering carpets or any built-in furniture.
4. Services: Please note we have not tested the services or any of the equipment or appliances in this property, accordingly we strongly advise prospective buyers to commission their own survey or service reports before finalising their offer to purchase.
5. THESE PARTICULARS ARE ISSUED IN GOOD FAITH BUT DO NOT CONSTITUTE REPRESENTATIONS OF FACT OR FORM PART OF ANY OFFER OR CONTRACT. THE MATTERS REFERRED TO IN THESE PARTICULARS SHOULD BE INDEPENDENTLY VERIFIED BY PROSPECTIVE BUYERS OR TENANTS. NEITHER Clark Estates OR ANY OF ITS EMPLOYEES OR AGENTS HAS ANY AUTHORITY TO MAKE OR GIVE ANY REPRESENTATION OR WARRANTY WHATSOEVER IN RELATION TO THIS PROPERTY.

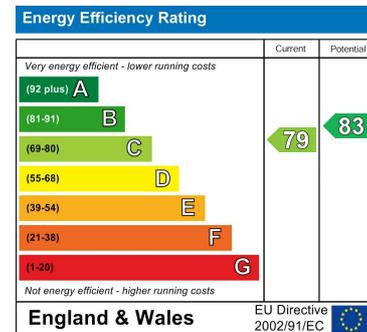
Area Map



Floor Plans



Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

14-16 Eldon Street, Tuxford, NG22 0LH

Tel: 01777 801 901 Email: dawn@clark-estates.co.uk www.clark-estates.co.uk