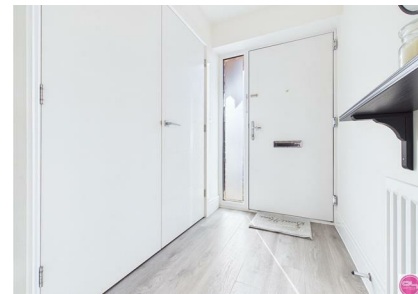


Amber Place, Newhall, Swadlincote, DE11 0XT

£250,000

Council Tax Band: B



Located on the modern Cadley Village development in Newhall, this beautifully presented three-bedroom semi-detached home offers stylish and contemporary living within easy reach of Swadlincote town centre. Built to a high specification with luxury upgrades throughout, the property offers approximately 1,000 sq ft of well-designed accommodation and benefits from bi-fold doors across the rear, creating an impressive connection between the living space and the garden.

The property is ideally positioned for commuters with excellent road links to Burton upon Trent, Ashby-de-la-Zouch and Derby, while the A444, A511 and M42 provide convenient access towards Birmingham and the wider Midlands motorway network. Swadlincote town centre is within walking distance and offers a wide range of shops, cafés, restaurants, supermarkets and leisure facilities.

Families will appreciate the proximity to well-regarded schools including The Pingle Academy and Fairmeadows Primary and Nursery all a short walk away. There are numerous local parks including one on the development, and woodland walks within the National Forest area.

Finished to a high standard and offered with no upward chain, this property presents an excellent opportunity for buyers seeking modern, low-maintenance living in a convenient and desirable location.



Open House Burton & Swadlincote



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		95
(81-91) B	84	
(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	