



6 Hazel Close
Newhall
Swadlincote
Derbyshire
DE11 0RF

Price
£195,000

- Detached House
- Close to local Schools
- Garden and Garage
- Lounge
- Ground Floor W.C.
- Dining Kitchen
- Conservatory
- Three Bedrooms
- Bathroom
- GCH System

SCARGILL
MANN & CO
EST. 1995

GENERAL INFORMATION

THE PROPERTY

This three bedroom detached family home is set in a quiet cul de sac location offering gas centrally heated accommodation comprised in brief of:- Entrance hallway with cloakroom off, Lounge with stairs to the first floor, dining kitchen and a conservatory with provision for washing machine. To the first floor are three bedrooms and a family bathroom.

Outside to the front is a driveway, providing off road parking and a garage, To the rear is a fully enclosed garden laid to lawn with raised beds. There are works to be done to finish the landscaping in the rear garden.

LOCATION

Situated in Newhall the property is close to local schools and bus routes to the neighbouring town of Swadlincote which is approximately a mile away and where there are excellent local amenities with a variety of shops, eateries and a local cinema.

ACCOMMODATION

ENTRANCE DOOR

Provides access to

ENTRANCE HALLWAY

Having ceiling light point, and doors off to





CLOAKROOM

0.78m x 1.77m (2'6" x 5'9")

Equipped with a WC and wash hand basin with tiled splash back, radiator and there is a window to the front aspect.

LOUNGE

4.44m x 4.78m max (14'6" x 15'8" max)

Having a window to the front aspect, a carved painted fire surround and marble style hearth. The stairs lead off to the first-floor landing, there is a radiator and a door leads through to the

DINING KITCHEN

4.43m x 2.56m (14'6" x 8'4")

Fitted with a range of base cupboards and matching wall mounted cabinets. Work tops are inset with a gas hob and stainless-steel sink and side drainer. There is an integrated oven, space for Fridge Freezer and dishwasher. The domestic hot water and central heating boiler is also housed here. There is a useful understairs storage cupboard, space for kitchen table and chairs and a door leading into

CONSERVATORY

3.97m x 2.31m (13'0" x 7'6")

Fitted with a range of base cupboards with provision for washing machine, Wall light points. There is a door to the side drive and a further door opening out into the rear garden.

FIRST FLOOR ACCOMMODATION



LANDING

Having loft access point and giving access to

BEDROOM ONE

2.52m x 4.26m (8'3" x 13'11")

With a window to the front aspect, radiator and ceiling light point

BEDROOM TWO

3.08m x 2.29m (10'1" x 7'6")

Having a window looking out over the rear garden, radiator and ceiling light point

BEDROOM THREE

1.85m x 3.41m max 2.22 min (6'0" x 11'2" max 7'3" min)

With a window to the front aspect, radiator, ceiling light point, a useful over stairs storage cupboards with shelving and housing the domestic hot water tank.

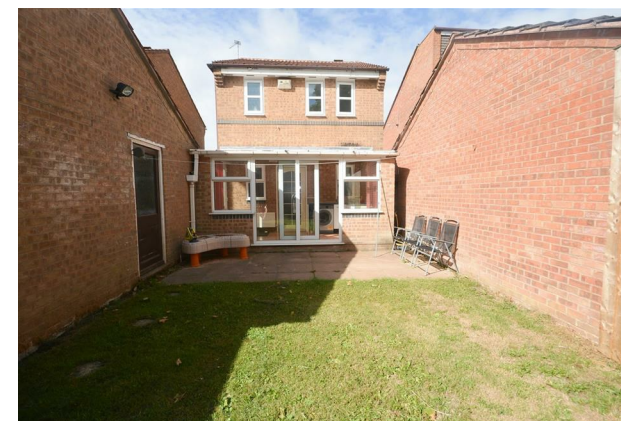
BATHROOM

2.06m x 1.89m (6'9" x 6'2")

Comprised of a panelled bath with shower over, wash hand basin and w.c. There are tiled surrounds, radiator, window to rear and ceiling light point

OUTSIDE AND GARDENS

To the front of the property is a driveway providing parking for several vehicles and flanked by a lawn. The drive leads down to a GARAGE with an up and over door and pedestrian door that leads out into the rear garden.



The rear garden is fully and enclosed and does require some finishing to the landscaping. The garden is mainly laid to lawn with a patio and sleepers creating what would be raised beds.

COUNCIL TAX BAND

Tax Band C

TENURE

Our client advises us that the property is freehold. Should you proceed with the purchase of this property this must be verified by your solicitor.

VIEWING

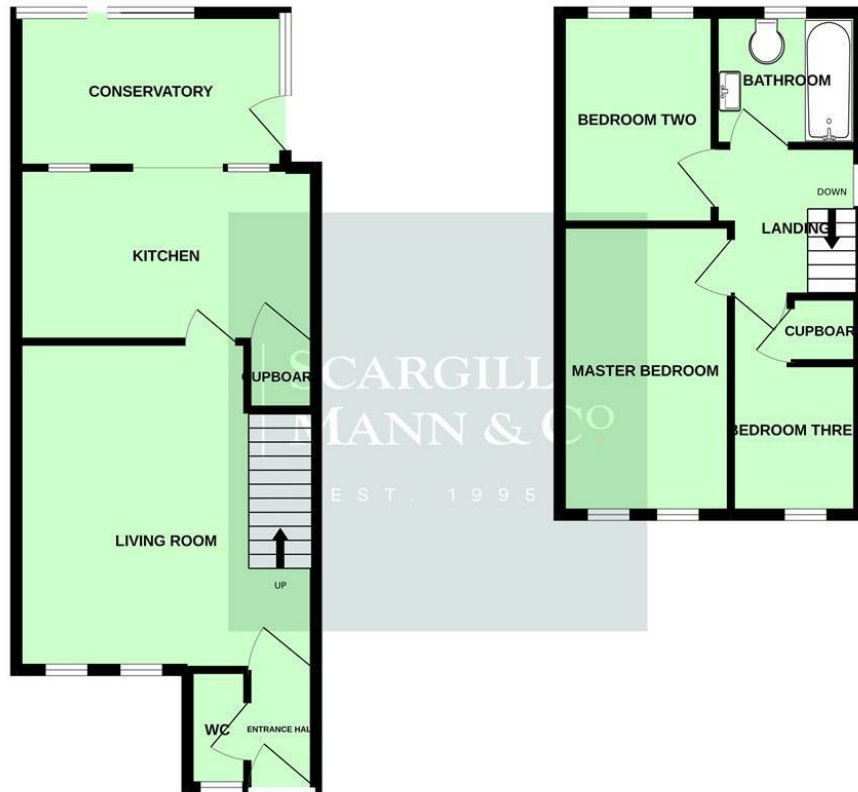
Strictly by appointment through Scargill Mann & Co - Burton office (ACB August 2022)/A

CONDITIONS OF SALE

These particulars are thought to be materially correct though their accuracy is not guaranteed and they do not form part of a contract. All measurements are estimates. All electrical and gas appliances included in these particulars have not been tested. We would strongly recommend that any intending purchaser should arrange for them to be tested by an independent expert prior to purchasing. No warranty or guarantee is given nor implied against any fixtures and fittings included in these sales particulars.

GROUND FLOOR

1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		83
(81-91) B		
(69-80) C		
(55-68) D	51	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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