



Rose Tree Lane, Newhall

Swadlincote, Derbyshire, DE11 0LN

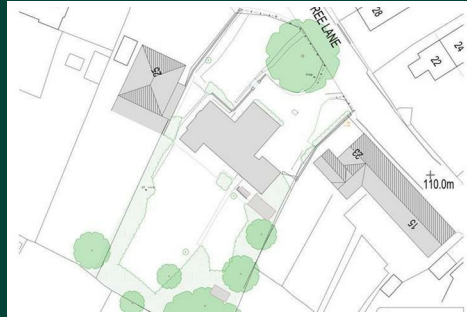
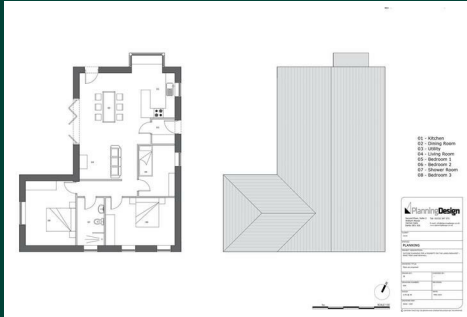
Price £375,000



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GENERAL INFORMATION

THE PROPERTY

This is a rare opportunity for the re-development of this superb mature site. The site will allow the prospective buyer the chance to purchase this substantial detached bungalow requiring complete renovation along with the benefit of outline planning permission for an additional detached bungalow, under planning ref number DMPA/2023/0529. (PLANS AND ELEVATION IMAGES AS SHOWN ON BROCHURE)

The property and building plot are situated on a quiet residential lane, close to the centre of Newhall.

ACCOMMODATION OF CURRENT BUNGALOW

Front entrance sliding patio opens through to porch with further double doors opening through to L shaped reception hall.

RECEPTION HALL

15'0" x 4'4" x 2'9" x 15'0" (4.57 x 1.33 x 0.83 x 4.57)

Has radiator, range of built in storage cupboards providing hanging space and shelving, loft access point and all doors leading off:

LOUNGE

12'11" x 20'0" (3.94 x 6.09)

Has sliding patio doors out to rear conservatory, window to the front aspect, stone effect fire surround with marble effect mantel and hearth with living flame gas fire inset and window to the front aspect.

KITCHEN

10'5" x 13'11" (3.17 x 4.25)

Fitted with base cupboard, drawers and wall mounted cabinets, there are integrated appliances which include a double oven, fridge and a slim line dishwasher, there is a

space for washing machine, tiled surrounds, window the rear aspect, door leading out to the rear lobby and further cupboard space where the domestic hot water and central heating boiler is housed and additional door that opens into the dining room.

DINING ROOM

11'11" into chimney breast x 12'11" to the window (3.64 into chimney breast x 3.94 to the window wa)

Has a tiled fire surround with electric fire inset, window to the rear aspect, radiator and ceiling light point.

BEDROOM ONE

10'11" x 14'4" front the front window to the back (3.33 x 4.36 front the front window to the back w)

Has windows to the side aspect, two windows to the front aspect, radiator and ceiling light point.

BEDROOM TWO

9'0" to wardrobe x 10'11" (2.74 to wardrobe x 3.34)

Has a window to the side aspect, radiator and built in wardrobes with sliding doors.

BEDROOM THREE

8'5" to window x 8'6" (2.57 to window x 2.60)

Has a window to the front aspect and ceiling light point.

BATHROOM

5'1" x 5'5" to the window (1.54 x 1.64 to the window)

Has a panelled bath, pedestal hand wash basin, fully tiled walls and an obscure window to the side aspect and a separate W.C.

SEPARATE W.C.

2'8" x 5'5" (0.81 x 1.65)

Has an obscure window to the side aspect, W.C. and ceiling light point.

LOCATION

Rose Tree Lane sits close to the heart of Newhall. There is

Tel: 01283548194

schooling for all ages, public inns, post office, and convenience stores nearby. The nearby towns of Swadlincote and Burton upon Trent offer further shopping opportunities and leisure facilities.

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.

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.

COUNCIL TAX BAND

South Derbyshire District Council - Band D. This is the banding for the current bungalow.

CURRENT UTILITY SUPPLIERS

Water Severn Trent
Gas OVO Energy

Electric OVO Energy

Sewage

Broadband supplier

Broadband speeds

<https://checker.ofcom.org.uk/en-gb/broadband-coverage>

SCHOOL CATCHMENT AREAS

<https://www.derbyshire.gov.uk/education/schools/school-places/normal-area-school-search/find-your-normal-area-school.aspx>

<http://www.derbyshire.gov.uk/>

VIEWING

Strictly by appointment through Scargill Mann & Co (ACB/JLW 01/2024)/DRAFT

AGENTS NOTE

We advise all potential buyers to ensure they have read the environmental website with regards to flood defence in the area.

<https://www.gov.uk/check-long-term-flood-risk>

<https://www.gov.uk/government/organisations/environment-agency>

<http://www.gov.uk/>

The EPC rating is for the current bungalow.



Road Map



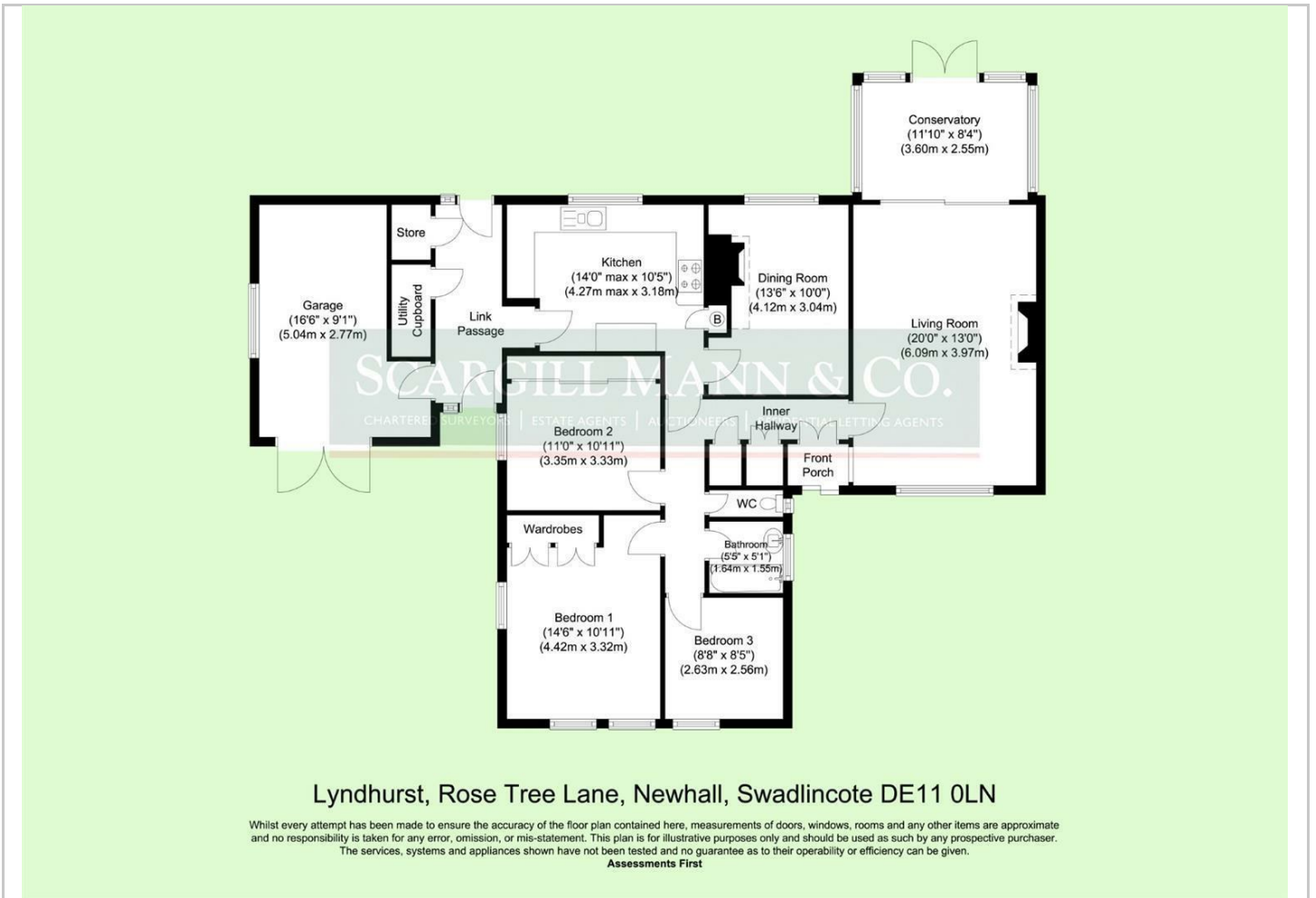
Hybrid Map



Terrain Map



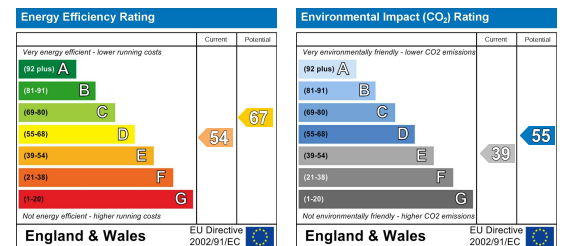
Floor Plan



Viewing

Please contact our Sales Office on 01283548194 if you wish to arrange a viewing appointment for this property or require further information.

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.