

55 Westwood Park, Newhall, Swadlincote, DE11 0RS
£224,950



Seabrook House, Dinmore Grange, Hartshorne,
Swadlincote, Derbyshire DE11 7NJ

Directors: E M Milsom G T Milsom

 01283 219336

 07974 113853

 liz.milsom@lizmilsomproperties.co.uk

 [lizmilsomproperties.co.uk](https://www.lizmilsomproperties.co.uk)

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CHECK OUT THIS ONE FOR SIZE! Offered with NO UPWARD CHAIN, this GREAT family home offers versatile accommodation throughout, ideal for growing families or buyers seeking flexible living space. Benefiting from generous reception areas, new bathroom suite, conservatory, separate utility room, FABULOUS 28'0 X 14'3 detached garage/workshop, extensive off-road parking and a low-maintenance rear garden, this well-positioned property presents an excellent opportunity to create a fantastic family home. EPC: D / TAX BAND: C Call the office today to arrange a viewing !

Location

Situated in the popular setting of Newhall, this property enjoys a convenient location with a range of local amenities close by, including shops, schools, cafés and everyday services. Swadlincote town centre is just a short distance away, offering a wider selection of retail, leisure and dining facilities. The area benefits from excellent transport links to surrounding towns and cities including Burton upon Trent, Derby and the A42/M42 road network, making it ideal for commuters. Nearby parks, countryside walks, further enhance the appeal of this well-connected location.

- Three-bedroom semi-detached family home offered with no upward chain
- Fitted kitchen with integrated appliances & separate utility
- Bright conservatory overlooking the rear garden
- Generous bedroom with fitted wardrobes & office space/ dressing area
- Large driveway & Detached garage with power and lighting, ideal workshop space
- Spacious lounge with feature fireplace
- Separate dining room ideal for entertaining
- Ground floor third bedroom / additional reception room
- Modern family bathroom
- EPC: D / TAX BAND: C

Overview

Offered to the market with no upward chain, this spacious three-bedroom semi-detached home presents an excellent opportunity for families and buyers seeking generous living accommodation with versatile space throughout.

Set back from the road, the property benefits from a substantial driveway providing ample off-road parking, with secure gates leading to additional parking space and access to the detached garage.

Upon entering, you are welcomed into the entrance hallway, which leads directly into the spacious lounge diner. Positioned to the front of the property, the lounge is a fantastic size and enjoys plenty of natural light from the front-facing window, while a feature fireplace adds warmth and character. Doors lead through to the dining room, fitted kitchen, and inner hallway.

The fitted kitchen is located to the front of the property and enjoys dual aspect windows to the front and side elevations, creating a bright and airy feel. The kitchen is fitted with a range of matching wall and base units complemented by work surfaces and benefits from integrated appliances including a double oven, hob, extractor hood, dishwasher, and drainer sink, with additional space for further appliances. Tiled flooring and splashbacks complete the space.

The dining room provides an excellent entertaining area and benefits from a radiator and sliding doors leading into the conservatory. Constructed with a brick-built base, the conservatory is generously sized and filled with natural light thanks to dual aspect windows. Featuring tiled flooring and patio doors opening onto the rear garden, it creates an ideal additional reception space.

Leading from the lounge is an inner hallway offering a useful storage cupboard, staircase to the first floor, and access to Bedroom Three and the separate utility room.

Bedroom Three offers excellent versatility, whether used as a bedroom, home office, or additional reception room. The room also benefits from fitted wardrobes and an internal window.

The utility room features tiled flooring, rolled-edge work surfaces, plumbing and space for appliances, a side-facing window, and a door providing access to the side driveway.

To the first floor, there are two further bedrooms and the family bathroom.

Bedroom One is an impressive double bedroom positioned to the front of the property, benefitting from fitted wardrobes and drawers, a front-facing window, loft access, and access to additional storage space which could serve as a dressing area or home office space (restricted head height). A further storage area houses the boiler.

Bedroom Two is another generous room positioned to the front aspect with a large window allowing plenty of natural light.

The family bathroom completes the accommodation and comprises a three-piece suite including a corner bath with shower over and shower screen, low-level WC, pedestal wash hand basin, tiled flooring, tiled splashbacks, and an opaque side window.

Externally, the rear garden has been designed for low maintenance and features a large patio area, gravelled sections, and enclosed walled and fenced boundaries providing privacy. The garden also gives access to the detached garage, which benefits from power, lighting, an up-and-over garage door, front access door, and side windows, making it ideal as a workshop or additional storage space.

Overall, this spacious and versatile family home offers excellent potential, generous accommodation throughout, and the added advantage of being offered with no upward chain.

Viewing Strictly Through Liz Milsom Properties
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Tenure
Freehold - with vacant possession on completion. Liz Milsom Properties Limited recommend that purchasers satisfy themselves as to the tenure of this property and we recommend they consult a legal representative such as a solicitor appointed in their purchase.

Services
Water, mains gas and electricity are connected. The services, systems and appliances listed in this specification have not been tested by Liz Milsom Properties Ltd and no guarantee as to their operating ability or their efficiency can be given.

Measurements
Please note that room sizes are quoted in metres to the nearest tenth of a metre measured from wall to wall. The imperial equivalent is included as an approximate guide for applicants not fully conversant with the metric system. Room measurements are included as a guide to room sizes and are not intended to be used when ordering carpets or flooring.

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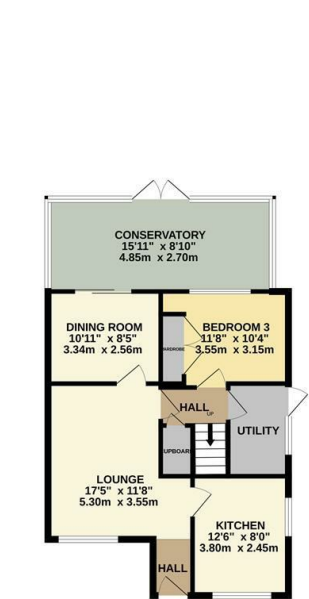
Directions

For sat nav purposes use the postcode DE11 0RS

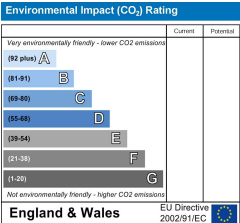
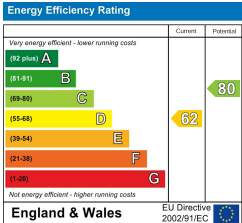
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GROUND FLOOR



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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COUNCIL TAX

Band: C

The vendor informs us that the property is Freehold, however we have not inspected the title deeds. We would advise you consult your own solicitor to verify the tenure.



THE TEAM

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GENERAL INFORMATION

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MONEY LAUNDERING

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