



**32 Wood Lane  
Newhall  
DE11 0LX**

**Offers In The  
Region Of  
£399,950**

- **SUPERBLY RENOVATED**
- **STUNNING OPEN-PLAN LOUNGE DINING AND KITCHEN**
- **UTILITY ROOM**
- **PRINCIPAL BEDROOM WITH EN SUITE**
- **TWO FURTHER DOUBLE BEDROOMS**
- **PARKING FOR FOUR/FIVE CARS**
- **ATTACHED GARAGE**
- **LOVELY GARDEN**
- **VIEWING ESSENTIAL**

## GENERAL INFORMATION

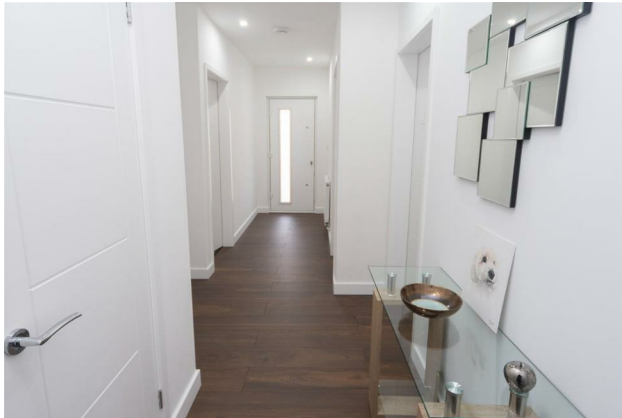
### THE PROPERTY

Scargill Mann & Co are delighted to offer this beautiful detached three double bedroom bungalow finished to a pristine standard. Under the direction of the current owners, the property has been remodelled to create a superb space for a family or a party looking for single-storey living. A step inside will immediately reveal a light, a sophisticated entrance hallway with ample storage. The spacious open-plan living and dining area to the rear offers access to the garden and a modern and sleek fitted kitchen with an island and quartz worktops. A utility has automatic lighting and offers excellent storage.

The principal bedroom is light and airy, with a luxury ensuite shower with dual heads. There are two more double bedrooms and a smart modern bathroom.

Outside is ample parking to the front for four to five vehicles, depending on size, and to the rear is a lovely, very private rear garden with a decked patio, lawn, and mature trees and shrubs. There is also a door opening into the attached garage.





## LOCATION

Wood Lane is a mature residential road with great access to local amenities, including schools, public bus service, doctors' surgery, pharmacy, and convenience stores. There is good access via the A511 and A444 to Swadlincote town centre, Burton upon Trent and Ashby de la Zouch.

## ACCOMMODATION

### UTILITY

1.66m x 3.08m (5'5" x 10'1")

Is equipped with base cupboards with attractive work tops over, there is provision for washing machine, tumble dryer and ample space for an American fridge freezer, there is a radiator and recessed ceiling down lights.

### HALLWAY

1.20m x 6.09m (3'11" x 19'11")

Has attractive wood effect flooring which continues through to the open plan kitchen area, there is a useful storage cupboard for shoes and which houses the Baxi domestic hot water and central heating boiler and a further large storage cupboard ideal for coats, hoovers and ironing board, all doors lead off.

### OPEN PLAN KITCHEN/LIVING/DINING AREA

6.56m x 8.49m (21'6" x 27'10")

Absolutely superb space with lots of light coming in through the doors, there are two sets of French doors with glazed screens, window to the side aspect, ample space for sofas, chairs and dining room table. The kitchen is

fitted with a range of grey high gloss base cupboards, drawers, there are quartz work tops that are inset with a stainless steel sink and island unit with a four ring electric hob, integrated appliances include oven, microwave and dishwasher, there are recessed ceiling down lights and radiator.

### BEDROOM ONE

3.93m x 4.19m into bay (12'10" x 13'8" into bay)

Has lovely Parquet wood flooring, bay window to the front aspect, radiator, ceiling light point and door opens through to the luxury en suite.

### EN SUITE

1.63m to window x 2.27m (5'4" to window x 7'5")

This beautifully equipped room has attractive tiled walls and matching



flooring, there is a large wall in shower with dual shower heads, wall mounted hand wash basin with waterfall taps and W.C., there is a large heated chrome towel rail, obscure window to the rear aspect and recessed ceiling down lights.

#### BEDROOM TWO

3.34m to window x 3.33m (10'11" to window x 10'11")

This room is set up as a home office and music room as the current vendors but would easily adapt to a second double bedroom and has a window to the front aspect, radiator and ceiling light point.

#### BEDROOM THREE

3.36m x 3m to the window (11'0" x 9'10" to the window )

Has a window to the side aspect, radiator and ceiling light point.



#### FAMILY BATHROOM

2.17m x 1.68m (7'1" x 5'6")

This luxury bathroom is beautifully equipped with contrasting wall and floor tiles, a panelled bath with waterfall mixer taps, dual head shower, pedestal hand wash basin, W.C., there are recessed ceiling down lights and large heated chrome towel rail.

#### OUTSIDE

The property sits back off Woods Lane behind a hard landscaped frontage allowing parking for approximately four to five vehicles. To the rear of the property is a good-sized private garden, which is fully enclosed and predominantly laid to lawn with a decked patio area and herbaceous borders. A personal access door from the patio leads into the garage.

#### TENURE

**FREEHOLD** - 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.



#### CONSTRUCTION

Standard Brick Construction

#### COUNCIL TAX BAND

South Derbyshire District Council - Band D

#### CURRENT UTILITY SUPPLIERS

Gas - British Gas

Electric

Oil

Water - Mains

Sewage - Mains

Broadband supplier

#### BROAD BAND SPEEDS

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

#### FLOOD DEFENCE

We advise all potential buyers to ensure they have read the environmental website regarding 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/>

#### SCHOOLS

<https://www.staffordshire.gov.uk/Education/Schoolsandcolleges/Find-a-school.aspx>

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

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

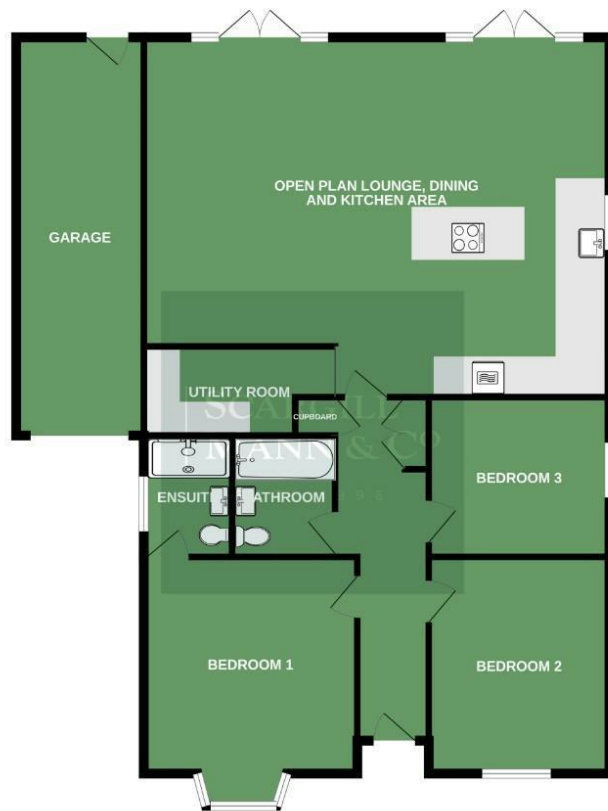
#### CONDITION OF SALE

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.

#### VIEWING

Strictly by appointment through Scargill Mann & Co (ACB/JLW 12/2024) A



While 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.  
Made with Metrege, ©2020

Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs	
(92 plus) <b>A</b>	<div style="text-align: center;"> <span style="font-size: 2em;">82</span> </div>
(81-91) <b>B</b>	
(69-80) <b>C</b>	
(55-68) <b>D</b>	
(39-54) <b>E</b>	
(21-38) <b>F</b>	
(1-20) <b>G</b>	
Not energy efficient - higher running costs	
<b>63</b>	
<b>England &amp; Wales</b>	EU Directive 2002/91/EC

**SALES OFFICE**  
 Unit 17 Eastgate Business Centre  
 Eastern Avenue  
 Burton upon Trent  
 DE13 0AT  
 T: 01283 548194 /01332 208820  
 E: sales@scargillmann.co.uk

**LETTINGS OFFICE**  
 17 Mallard Way  
 Pride Park  
 Derby  
 DE24 8GX  
 T: 01332 206620  
 E: lettings@scargillmann.co.uk