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## 120 Fairfield Crescent

Newhall, Swadlincote, DE11 0TB

**Price £195,000**



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## GENERAL INFORMATION

### THE PROPERTY

With a lovely position on Fairfield Crescent of Newhall, Swadlincote, this delightful three-bedroom semi-detached house presents an excellent opportunity for families seeking a comfortable and inviting home. The property boasts a lovely outlook over an open green, enhancing its appeal.

Upon entering, there is a spacious hallway that leads to the kitchen and lounge/diner. The lounge diner is a great space, featuring French doors that open directly into the well-maintained garden. The fitted kitchen is practical and well-equipped.

The first floor comprises three bedrooms, each offering ample natural light. A well-appointed bathroom completes the accommodation on this level.

Externally, the property features a hard-landscaped frontage that provides off-road parking. Large gates lead to the rear, where a lovely garden awaits, perfect for outdoor activities and gardening.

Viewing is highly recommended to fully appreciate all that this property has to offer.

### LOCATION

Fairfield Crescent is a popular residential location and is well-placed for the nearby centres of Swadlincote, and Burton on Trent, where everyday shopping and leisure facilities are available. There is good access to the A38, and M42/A42 for further onwards travel.

### ACCOMMODATION

Entrance door opening through to hallway.

### HALLWAY

17'0" x 6'2" width (5.20m x 1.88m width)

Stairs off to first floor, useful under stairs storage cupboard, door to lounge and door to kitchen.

### LOUNGE

9'9" min 8'5" x 21'9" (2.99m min 2.57m x 6.63m)

Bow window to the front aspect, French doors leading out to the rear, feature fire surround with electric fire inset, ceiling light points and coving to ceiling.

### FITTED KITCHEN

8'7" x 8'10" to window (2.62m x 2.71m to window )

Fitted with a range of base cupboards, drawers and matching wall mounted cabinets, work tops incorporate a four ring gas hob and circular stainless steel sink and side drainer, there is a window looking over the rear garden and door leading out. Integrated oven, space for dishwasher and space for freezer.

### FIRST FLOOR

Stairs rise to the first floor:

### LANDING

Having loft access point, window to the side aspect and all doors leading off:

### BEDROOM ONE

9'6" x 12'2" to window (2.92m x 3.73m to window )

Window to the front aspect, radiator, coving to ceiling and ceiling light point,

### BEDROOM TWO

9'4" to window x 10'7" width (2.87m to window x 3.24m width)

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

### BEDROOM THREE

6'6" min width to window x 7'8" (2m min width to window x 2.35m)

Has an overhead stair cupboard with shelving, two windows to the front aspect, radiator and ceiling light point.

### BATHROOM

6'7" width x 5'4" to window (2.02m width x 1.65m to window )

P shaped bath with mixer taps and separate shower with dual heads over, vanity unit with hand wash basin, W.C., obscure window to the rear aspect, tiled surrounds, contemporary style radiator and ceiling light point.

### OUTSIDE

To the front is a hard landscape frontage ideal for vehicular parking. Large gates lead down the side of the property, where a brick-built garage can be found.

The rear garden is mainly laid to lawn with a good size patio, flower borders and space for shed/greenhouse/workshop

### AGENTS NOTES

If you have accessibility needs please contact the office before viewing this property.

Tel: 01283548194



## 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.

## COUNCIL TAX BAND

South Derbyshire District Council - Band B

## CONSTRUCTION

Standard Brick Construction

## CURRENT UTILITY SUPPLIERS

Gas -Mains

Electric -Mains

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 04/2024)  
DRAFT



## Road Map



## Hybrid Map



## Terrain Map



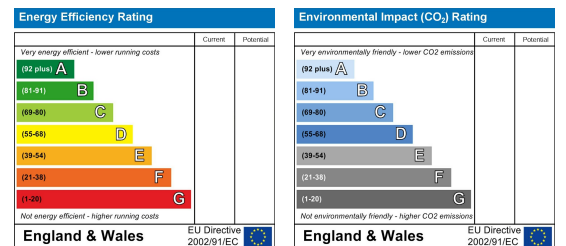
## Floor Plan



## 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.