126 High Street
Newhall, Derbyshire DE11 0HT
Offers over £200,000

lizmilsom properties

126 High Street, Newhall, Derbyshire DE11 0HT

NOT TO BE MISSED - DETACHED 4 Bedroomed Family Home sitting in a prominent position set well back from the road - Offered with NO UP-WARD CHAIN - this well appointed family accommodation in brief comprises of Lounge/Diner, Kitchen, downstairs Cloaks, 4 good sized Bedrooms, Ensuite Shower Room, Family Bathroom, SINGLE GARAGE, Off Road Parking and PRIVATE GATED ACCESS - Call today on 01283 219336 .....

- A MUST VIEW 4-BED DETACHED FAMILY HOME
- Lounge/Diner
- Kitchen/Downstairs WC
- 4 Bedrooms - Master with Ensuite
- Family Bathroom
- Private Driveway & SINGLE GARAGE
- Off-Road Parking
- Gardens Front & Rear
- NO UPWARD CHAIN
- Call Today on: 01283 219336

Location
The property occupies a pleasant prominent position and is set back from the road. Newhall is well placed for the commuter with excellent road links leading to the towns of Burton on Trent, Ashby de la Zouch and excellent motorway networks. A bus stop is situated within close proximity of the property and local amenities are situated within High Street and Main Street, Newhall including shops, Sainsbury's Convenience Store, hairdressers, Doctors, chemist etc.

Reception Hallway
With PVCu front entrance door leads directly into the Reception Hallway having radiator, centre light point, oak effect flooring, stairs to First Floor & Landing and doors to all ground floor accommodation lead off;

Guest Cloaks/WC
7'0 x 3'0 (2.13m x 0.91m)
Having opaque PVCu double glazed window overlooking the front elevation, two piece white suite comprising of low level WC and pedestal wash hand basin, radiator, centre light point and oak effect wooden flooring.

Kitchen
9'7 x 8'0 (2.92m x 2.44m)
Having a range of oak effect wall and floor mounted units with contrasting stainless steel handles and complimentary work surface areas. Tiled splash backs, included in the sale are the integrated electric oven and four ring gas hob with extractor above and dishwasher, automatic washing machine and fridge-freezer. Stainless steel one and half bowl sink unit with mixer tap above and PVCu double glazed window overlooking the front elevation. Radiator, Centre light point and ceramic tiled flooring.

Lounge/Diner
15'0 x 14'4 (4.57m x 4.37m)
This room is light and airy and benefits from having a PVCu double glazed window and PVCu double glazed patio doors leading out on to the rear patio area. This a focal point of this room is the Adams Style fire surround and hearth, TV aerial point, carpet to flooring, centre light point radiator and useful good sized under stairs storage cupboard.

Stairs to First Floor & Landing
Having access to the loft hatch, centre light point, radiator, carpet to flooring and all first floor accommodation leading off;

Bedroom
11'0 x 8'2 (3.35m x 2.49m)
Having PVCu double glazed window overlooking the front elevation, carpet to flooring, radiator, TV aerial point, centre light point and door to;

Ensuite Shower Room
8'0 x 4'3 (2.44m x 1.30m)
Having opaque PVCu double glazed window overlooking the rear elevation, three piece white suite consisting of double shower cubicle with mains shower over, part-tiling to walls, low level WC and pedestal wash hand basin, ladder towel heater, light oak effect wooden flooring, extractor fan and centre light point.

Bedroom
12'0 x 8'5 (3.66m x 2.57m)
A great sized second double Bedroom, with PVCu double glazed window overlooking the rear elevation, TV aerial point, centre light point, radiator and carpet to flooring.

Bedroom
12'2 x 8'2 (3.71m x 2.49m)
This room is currently used as a Dressing Room and has light grey modern wooden flooring, centre light point, radiator and PVCu double glazed window overlooking the front elevation.

Bedroom
7'1 x 6'2 (2.16m x 1.88m)
Having PVCu double glazed window overlooking the rear elevation, centre light point, radiator and light oak effect laminate flooring.

Family Bathroom
8'4 x 6'3 (2.54m x 1.91m)
Having a three piece white suite consisting of panelled bath with chrome taps, low level WC, pedestal wash hand basin, PVCu opaque double glazed window overlooking the front elevation, centre light point, light oak effect flooring, white ladder towel heater and part tiling to walls. The airing cupboard houses the Ideal combi boiler with ample shelving.

OUTSIDE
The property is approached via the private gated access with off road parking to the rear. The double wooden gates lead to the rear garden and patio area - being mainly slabbed with a decked area - ideal for outside entertaining. The SINGLE GARAGE is integrated with up and over door, light and power. The side pathway leads to the front of the property and lawned garden area. This property occupies a prominent position set well back from the road.

Disclaimer
The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing.

Making An Offer
As part of our dedicated service to our Sellers, we ensure that all potential buyers are in a position to proceed with any offer they make and therefore ask any potential purchaser to speak with our Mortgage Advisor to discuss and establish how they intend to fund their mortgage for the purchase. We work closely with the Mortgage Advice Bureau who can offer Independent Financial Advice, helping you secure the best possible deal and potentially save you money. NB If you are making a cash offer, we will ask you to confirm the confirm the source and availability of your funds in order for Liz Milsom Properties to present your offer in the best possible light to our clients.

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.

Property to Sell? Then why pay more?....
At Liz Milsom Properties, we provide an efficient and easy selling/buying process, with the use of latest computer and internet technology combined with unrivalled local knowledge and expertise. Put your trust in us, we have a proven track record of success – offering straight forward honest advice and extremely competitive fees.

Available
8.00 am – 8.00 pm Monday to Friday,
9.00 am – 4.00 pm Saturday
11.00 am – 2.00 pm Sunday.

Call 01283 219336

email: sales@lizmilsomproperties.co.uk for your FREE valuation.

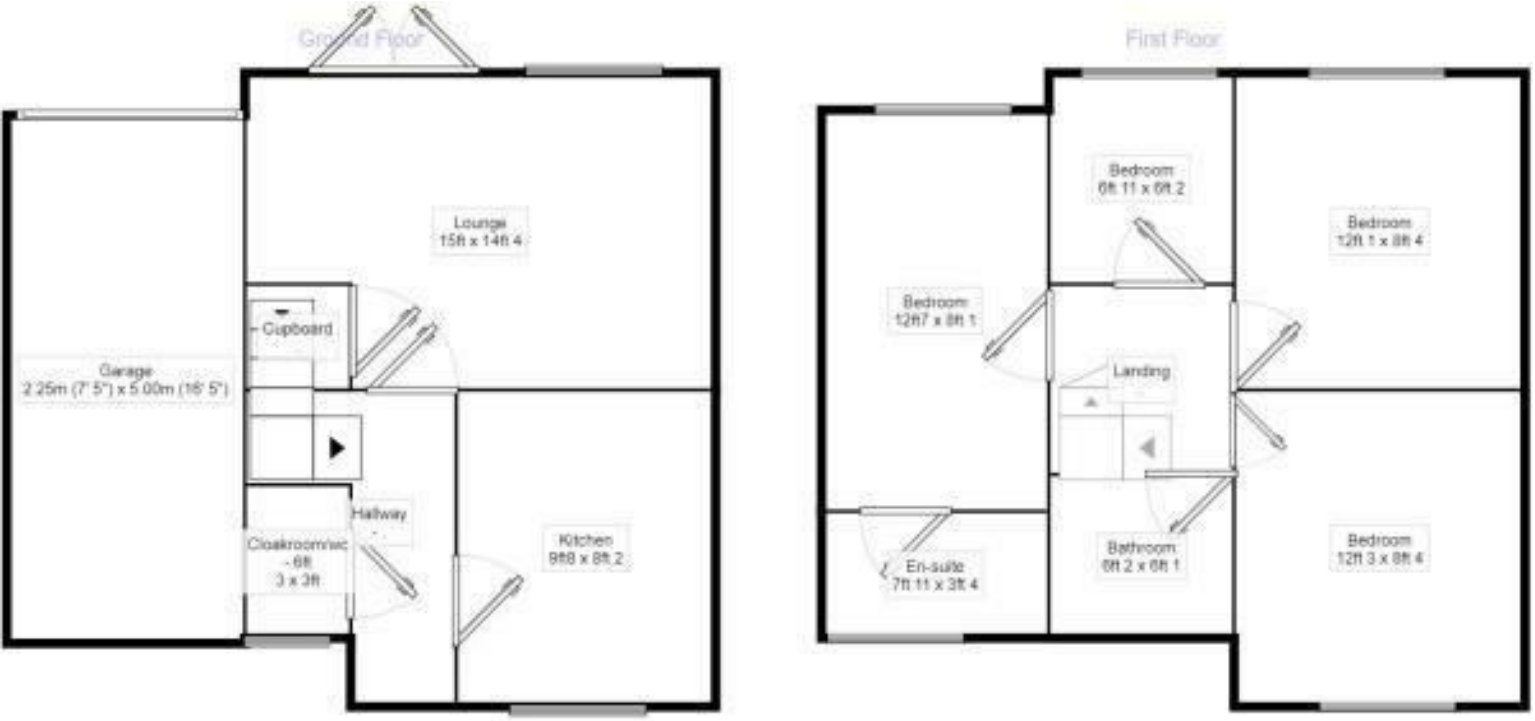
Services
Water, mains gas and electricity are connected. The services, systems and appliances listed in this specification have not been tested by Liz Milsom Properties Ltd and no guarantee as to their operating ability or their efficiency can be given.

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.

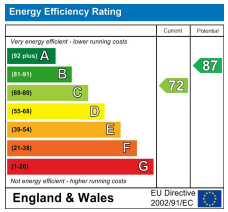
HOME

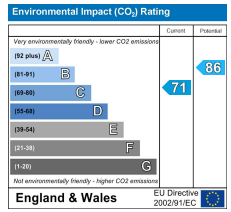
Directions

The property is best approached travelling up Darklands Road and at the cross roads taking a left turn on to Newhall Road which in turn becomes High Street, Newhall. Turning right on to Beards Road and left in to Belvoir Crescent the subject property is situated directly on the left hand side and can be clearly denoted by our distinctive red "For Sale" board.



Measurements are approximate. Not to scale. For illustrative purposes only





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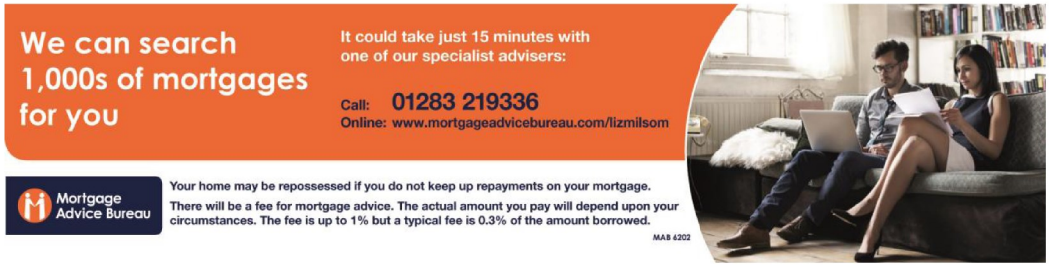
COUNCIL TAX

Band: D
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
Liz and her team, who are dedicated and strive to provide you with excellent service.... And REMEMBER we are only a phone call or click away.

GENERAL INFORMATION
NOTE: Whilst we endeavour to make our sales details accurate and reliable, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information for you, particularly if you are contemplating travelling some distance to view the property.

MONEY LAUNDERING
All Estate Agents are required by Law to check the identification of all Purchasers prior to instructing solicitors on an agreed sale and for all Sellers prior to commencing marketing a property. Suitable forms of ID include new style Drivers Licence and signed Passport.

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Liz Milsom properties Ltd are proud to be a member of the NAEA and subscribe to their Rules of Conduct and are a member of The Property Ombudsman Scheme (TPO) Code of Practice.