



3 Jade Close

Newhall | DE11 0XR | Guide Price £345,000

ROYSTON
& LUND

- Guide Price of £345,000 - £350,000
- Open-Plan Kitchen/Diner with Bifold Doors
- Attractive Living Room with Walk-In Bay Window
- Walk Through Utility to WC
- Detached Garage / Off-Road Parking
- Four Bedroom Detached Property
- Numerous Integrated Appliances
- Principal Bedroom with En-suite / Fitted Wardrobes
- Matching Modern Bathroom
- Freehold Property - EPC Rating - B / Council Tax Band - D





Guide Price - £345,000 - £350,000

This four-bedroom detached home opens into a cosy entrance hall, flowing seamlessly into an open-plan kitchen/diner featuring stylish neutral cabinetry and fully integrated appliances including an induction hob, dishwasher, fridge-freezer, oven, and microwave/grill. The space is filled with natural light thanks to the bi-fold doors opening onto the garden. To the left of the entrance hall, the living room is warm and inviting, with a walk-in bay window and striking wall cladding. Completing the versatile ground floor is a useful walk-through utility room leading to a sleek, neutral WC.

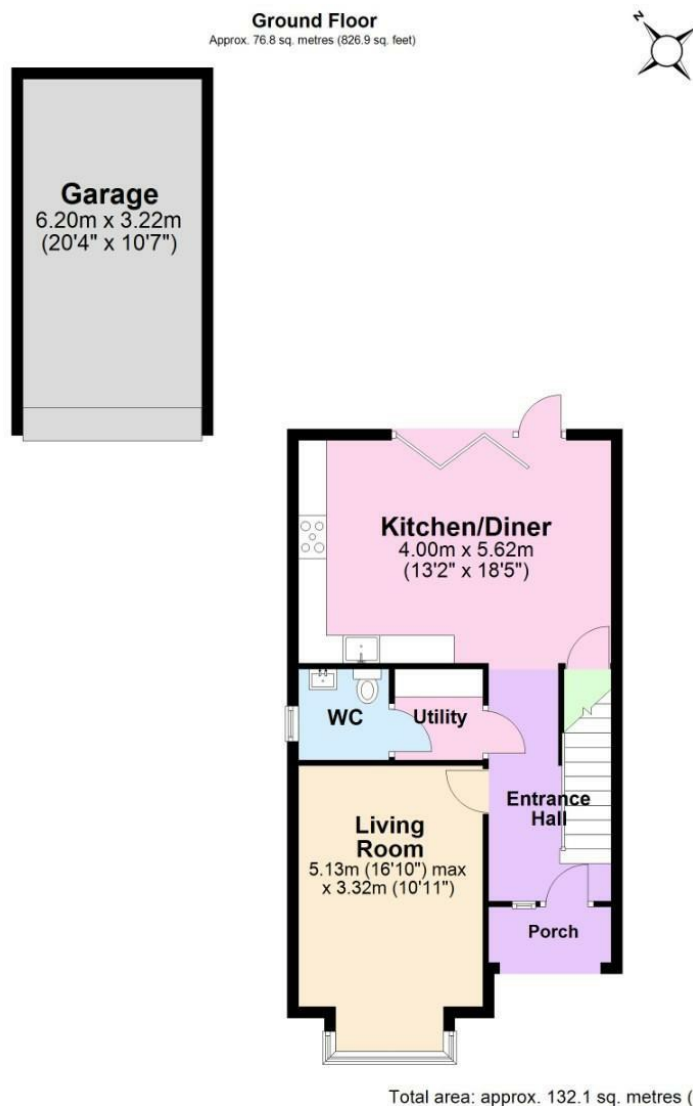


Upstairs are four well-proportioned bedrooms, with the principal bedroom benefiting from fitted sliding wardrobes and a modern en-suite shower room. A matching contemporary family bathroom completes the first floor. Outside, the rear garden offers a slabbed patio, lawn, and a gravel and slabbed area behind the garage, ideal for additional seating or storage. To the front, there is a tandem driveway providing parking for two vehicles in front of the detached garage.

This residential area benefits from surrounding green spaces such as Newhall Park. Local schools include The Pingle Academy, Fairmeadows Foundation Primary School, and Newhall Infant and Junior Schools. Regular bus services connect to Swadlincote town centre, where additional shopping, healthcare, and leisure facilities are available.

*Annual maintenance charge of £300 applies.

For more information - https://reports.sprift.com/property-report/?access_report_id=4881351



EPC

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		93
(81-91) B	83	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales EU Directive 2002/91/EC		
Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales EU Directive 2002/91/EC		

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 firms employment has the authority to make or give any representation or warranty in respect of the property.

**ROYSTON
& LUND**