

Cadley Cauldwell

Estate Agents Limited



19 High Street, Swadlincote, DE11 8JE

Tel: 01283 217251

Baltimore Close, Newhall, DE11

£259,950



CADLEY CAULDWELL are delighted to bring to the market this well presented three bedroomed detached family home located within a quiet cul-de-sac on a very desirable residential estate. Close to local amenities, schools and major route ways.

This property is oozing perfection with its entrance hall, lounge, guest cloakroom, integral garage, fitted kitchen, dining room, three good sized bedrooms, master en-suite bathroom, family bathroom, spacious private rear garden and private parking.

Gas central heating and double glazing.

VIEWINGS ARE HIGHLY ADVISED

Contact CADLEY CAULDWELL on 01283 217251 to arrange your viewing TODAY!

- ☺ Three Bedroomed Detached Family Home
- ☺ Private Parking & Integral Garage
- ☺ Spacious Rear Garden
- ☺ Two Reception Rooms
- ☺ Must Be Seen!
- ☺ EPC Rating:

Baltimore Close, Newhall, DE11

Directions

From Sainsbury's Island take the turning onto Darklands Road. At the top of the road turn left onto Union Road. Continue along High Street and at Four Lane Ends turn right onto Wellwood Road. Turn left into Buxton Close and take the left turning onto Claymar Drive, then take your first right onto Baltimore Close. SAT NAV USER POSTCODE: DE11 0JW

IMPORTANT INFORMATION

Mortgage advice is available within our office

GROUND FLOOR

Entrance Hall

3'9" x 3'4" (1.14m x 1.02m)

Lounge

17'4" x 10'11" (5.28m x 3.33m)

Inner Hallway

6'0" x 8'11" (1.83m x 2.72m)

Garage

16'6" x 7'9" (5.03m x 2.36m)

Cloakroom

2'10" x 4'3" (0.86m x 1.30m)

Kitchen

7'11" x 10'0" (2.41m x 3.05m)

Dining Room

7'10" x 8'11" (2.39m x 2.72m)

FIRST FLOOR

Bedroom One

11'9" x 11'5" (3.58m x 3.48m)

En- Suite

5'9" x 4'6" (1.75m x 1.37m)

Bedroom Two

10'10" x 8'7" (3.30m x 2.62m)

Bedroom Three

8'10" x 8'1" (2.69m x 2.46m)

Bathroom

8'1" x 5'2" (2.46m x 1.57m)



OUTSIDE

To The Rear

Private enclosed rear garden. Various bedding plants and shrubs in borders. Lawn. Paved seating area. Garden shed. Access to the front via the gate.

To The Front

Private parking for one vehicle. Access to the garage via the up and over door. Lawn. Various shrubs.

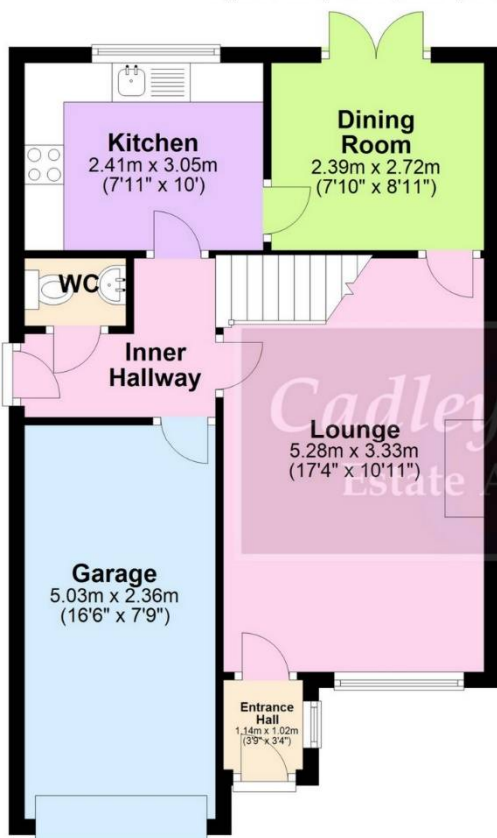


Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A	<small> A1: 100-92 kWh/m²/year A2: 91-81 kWh/m²/year B1: 80-69 kWh/m²/year B2: 68-55 kWh/m²/year C1: 54-39 kWh/m²/year C2: 38-21 kWh/m²/year D1: 20-1 kWh/m²/year D2: 0 kWh/m²/year </small>	<small> A: 100-91 kWh/m²/year B: 90-81 kWh/m²/year C: 80-69 kWh/m²/year D: 68-55 kWh/m²/year E: 54-39 kWh/m²/year F: 38-21 kWh/m²/year G: 20-1 kWh/m²/year </small>
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92-100)	A	<small> A1: 100-92 g/m²/year A2: 91-81 g/m²/year B1: 80-69 g/m²/year B2: 68-55 g/m²/year C1: 54-39 g/m²/year C2: 38-21 g/m²/year D1: 20-1 g/m²/year D2: 0 g/m²/year </small>	<small> A: 100-91 g/m²/year B: 90-81 g/m²/year C: 80-69 g/m²/year D: 68-55 g/m²/year E: 54-39 g/m²/year F: 38-21 g/m²/year G: 20-1 g/m²/year </small>
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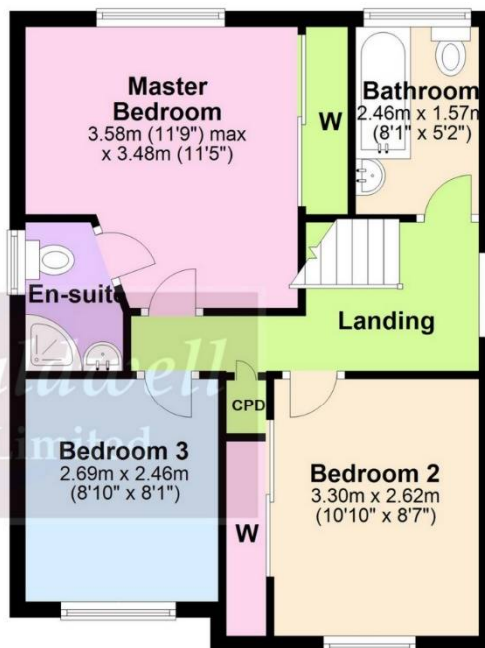
Ground Floor

Approx. 49.9 sq. metres (536.8 sq. feet)



First Floor

Approx. 43.6 sq. metres (469.7 sq. feet)



Total area: approx. 93.5 sq. metres (1006.5 sq. feet)

Please note - these are not to scale. For display purposes only
Plan produced using PlanUp.

Viewing by appointment only with
Cadley Cauldwell, 19, High Street, Swadlincote, DE11 8JE

General: While we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the position for you, especially if you are contemplating travelling some distance to view the property. Measurements: These approximate room sizes are only intended as general guidance. You must verify the dimensions carefully before ordering carpets or any built-in furniture. Services: Please note we have not tested the services or any of the equipment or appliances in this property, accordingly we strongly advise prospective buyers to commission their own survey or service reports before finalizing their offer to purchase. THESE PARTICULARS ARE ISSUED IN GOOD FAITH BUT DO NOT CONSTITUTE REPRESENTATIONS OF FACT OR FORM PART OF ANY OFFER OR CONTRACT. THE MATTERS REFERRED TO IN THESE PARTICULARS SHOULD BE INDEPENDENTLY VERIFIED BY PROSPECTIVE BUYERS OR TENANTS. NEITHER CADLEY CAULDWELL NOR ANY OF ITS EMPLOYEES OR AGENTS HAS ANY AUTHORITY TO MAKE OR GIVE ANY REPRESENTATION OR WARRANTY WHATSOEVER IN RELATION TO THIS PROPERTY.