

Claymar Drive, Newhall, DE11

£330,000



Cadley Cauldwell are please to market this well presented 4 bed detached family home. The property comprises entrance hall, lounge, additional reception room, kitchen/diner, downstairs WC, 4 double bedrooms with an ensuite bathroom to the master bedroom, family bathroom, private parking for several vehicles, garage and an enclosed rear garden.

The property benefits gas central heating and double glazing.

Viewings are strictly via appointment only, please contact Cadley Cauldwell on 01283 217251 to arrange your appointment.

Council tax: D/EPC: TBC/Freehold

 4-bed detached

 Well presented

 Private parking and garage

 Enclosed rear garden

 Viewings are highly recommended

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Claymar Drive, Newhall, DE11

Directions

Postcode: DE11 0LF

IMPORTANT INFORMATION

Mortgage advice is available, please contact our office for more information.

Entrance Hall

7.04m x 1.04m (23'1" x 3'5")

Lounge

5.71m x 3.53m (18'9" x 11'7")

Snug/2nd reception room

3.61m x 2.59m (11'10" x 8'6")

Kitchen/Diner

4.17m x 4.70m (13'8" x 15'5")

Measurements show the widest points.

WC

0.99m x 2.08m (3'3" x 6'10")

FIRST FLOOR

Master Bedroom

3.71m x 3.73m (12'2" x 12'3")

Fitted wardrobes

Ensuite bathroom

1.50m x 2.44m (4'11" x 8')

Bedroom 2

3.51m x 2.87m (11'6" x 9'5")

Fitted wardrobes

Bedroom 3

2.77m x 2.97m (9'1" x 9'9")

Bedroom 4

3.30m x 2.67m (10'10" x 8'9")

Bathroom

1.55m x 2.59m (5'1" x 8'6")

To the front

Private driving providing parking for several vehicles, laid to lawn. Side access to the rear.

To the rear

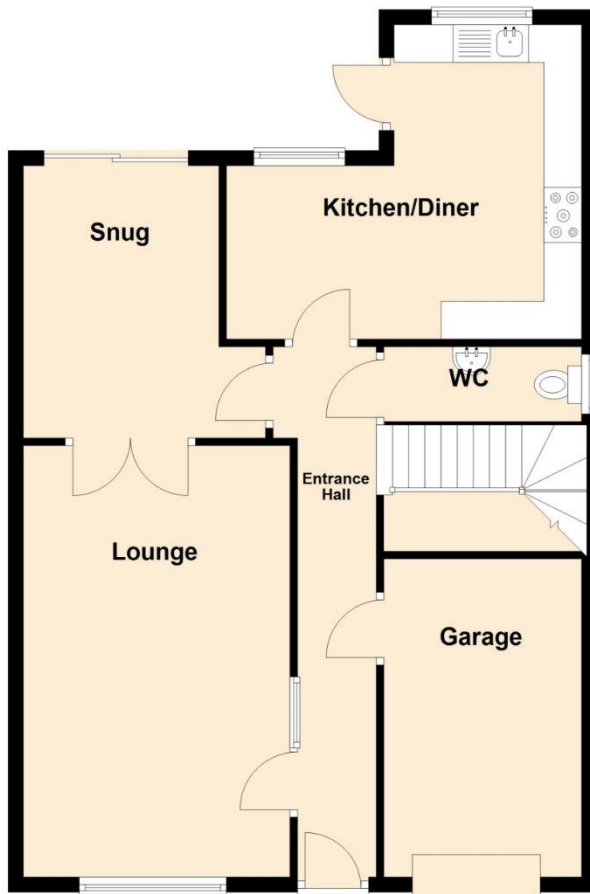
Enclosed split level garden. Lower level is low maintenance with artificial grass. Top level is laid to lawn with patio seating area. Side access to the front.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(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		

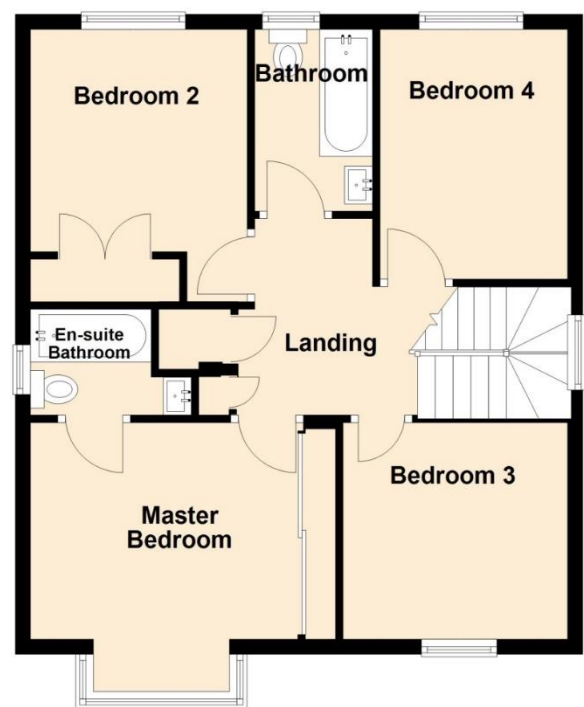




Ground Floor



First Floor



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 WHATEVER IN RELATION TO THIS PROPERTY.