



5 Claymar Drive, Newhall, DE11 0LF

 Parker  
Hall

Offered with the benefit of no upward chain is this three bedroom semi detached home, enjoying a peaceful location on this popular residential estate in Newhall. This ideal first time buy, young family home or downsize move overlooks a pleasant communal green to the rear, presenting plenty of scope to remodel, upgrade or extend as desired. To the ground floor, the entrance hall leads into a spacious lounge and cloakroom, with a dining room and kitchen set to the rear being ideal to create an open plan space or add further living space. To the first floor landing there are three bedrooms (two doubles) and a family bathroom, with superb potential to extend over the garage (STPP). Outside, there is parking for two vehicles to the front aspect as well as a single garage, and the rear garden enjoys plenty of privacy. The property is serviced by mains gas central heating (2024 boiler with 10 year warranty) and double glazed windows.

The property lies in a quiet and desirable road in Newhall, enjoying pleasant open aspect to the rear and convenient access to local amenities, schools and commuter routes. Within a short walk of the property are a range of facilities including shops, pubs, a community centre and playground, as well as being around a mile from Consortium Wood, a beautiful area of National Forest. Further leisure and convenience amenities available a short drive away in the market towns of Swadlincote and Burton where there shopping centres, supermarkets, cinemas and gyms can all be found. Swadlincote is also home to a dry ski slope and Snowsports centre. The property is well placed for access to commuter routes including A38, A50, M42 and M1, rail travel from Burton provides direct links to Birmingham and Derby, and Birmingham and East Midlands Int. Airports are both within an easy drive.

- Attractive Semi Detached Home
- Offered with No Upward Chain
- Pleasant Open Outlook to Rear
- Potential to Remodel/Extend (STPP)
- Two Reception Rooms
- Kitchen, Entrance Hall & Cloakroom
- Three Bedrooms (Two Doubles)
- Family Bathroom
- Single Garage & Parking
- Private Rear Garden
- Peaceful Setting on Popular Development
- Ideal Downsize/First Time Buy/Young Family Home
- Double Glazed & 2024 Boiler with 10 Year Warranty
- Walking Distance to Local Amenities, Schools & National Forest

The UPVC entrance door opens into the **Entrance Hall**, having laminate flooring which extends throughout the ground floor. and a door into the **Cloakroom WC**. Leading in turn into:

**Lounge** 4.65 x 3.96m (approx. 15'3 x 13'8)  
A spacious reception room having a window to

the front, stairs rising to the first floor accommodation with storage beneath, and an ornate mantle piece with gas fire inset (existing fireplace not currently in use). A door opens into:

**Dining Room** 3.05 x 2.13m (approx. 10'0 x 7'9)  
A window overlooks the rear garden and an archway opens into the kitchen. The archway could easily be removed to create an open plan dining kitchen

**Kitchen** 3.05 x 2.13m (approx. 10'0 x 7'9)  
A range of modern wall and base units with roll edged worktops over house an inset sink with side drainer, and an integrated oven with gas hob over and extractor above. There is space for a fridge freezer and washing machine, a window faces the rear aspect and a door opens out to the garden

**Cloakroom**  
Having pedestal wash basin with tiled splash back, WC and an obscured window to the front





Stairs rise to the first floor **Landing**, where there is a window to the side with views towards South Derbyshire countryside. Subject to relevant permissions, there is potential to extend over the garage to this side. Doors open into:

**Master Bedroom** 3.68 x 2.44m (approx. 12'1 x 8'4)  
A good sized principal bedroom having a window to the front and freestanding wardrobes which are

included in the sale

**Bedroom Two** 3.53 x 2.44m (approx. 11'7 x 8'6)  
Another double room having a window to the rear overlooking a communal green and access to the loft

**Bedroom Three** 2.03 x 2.01m (approx. 6'8 x 6'7)  
With a window to the front and a door to the

**Airing Cupboard** housing the water cylinder and useful shelved storage

**Family Bathroom**  
Comprising wash basin set to vanity units, WC and bathtub with electric shower unit over, with tiled flooring, tiled splash backs, and an obscured window to the rear

Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 B
69-80	C	69 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		





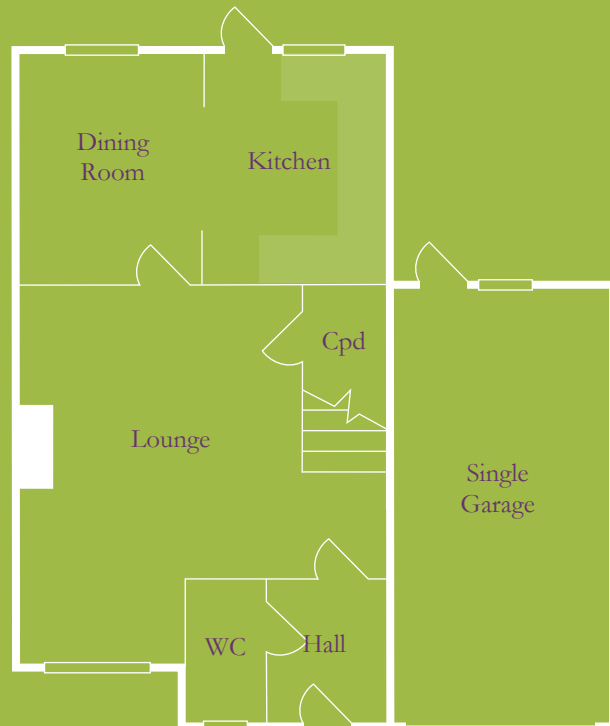
## Outside

A brick edged tarmac driveway to the front aspect provides parking for two vehicles, with lawned fore gardens presenting potential to extend the parking area further. There is access into:

**Single Garage** 4.9 x 2.4m (approx. 16'0 x 7'10)  
 With manual up and over entrance door, power, lighting and a courtesy door opening into the rear garden

## Rear Garden

Enjoying a good degree of privacy, the rear garden is laid to decking and lawns, offering plenty of potential to landscape as desired. The garden is safely enclosed to all sides and benefits from exterior lighting and a water point



**General 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 contemplating travelling some distance to view the property.

**Measurements:** Please note individual room, area and plot measurements are provided as an indication only. We endeavour to ensure all are as accurate as possible, but it is advised that prospective purchasers should satisfy themselves by inspection or otherwise to the accuracy of figures provided.

**Consumer Protection Regulations:** Any prospective purchasers should satisfy themselves by inspection or otherwise as to the correctness of any statements or information in these particulars, we have not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A buyer is advised to obtain verification from their Solicitor or Surveyor.

Due to a change in legislation from 1st March 2004 we are required to check the identification of vendors before proceeding to market any property, and purchasers on acceptance of an offer and before we can instruct solicitors to proceed. This is a legal requirement and applies to all Estate Agents.