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Lyndhurst, Rose Tree Lane

Newhall, Swadlincote

Guide Price £360,000



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Welcome to CB+CO, where *dedication* meets *excellence*, and impeccable service is our hallmark.



**STYLISH EXTENDED DETACHED BUNGALOW** – A beautifully extended contemporary styled three/four bedroom detached bungalow, offering spacious accommodation of over 1200 square feet with contemporary fittings and the opportunity to personalise selected finishes. Tucked away within a mature residential setting on Rose Tree Lane, this beautifully renovated and re-modelled bungalow offers generous single-storey living with a fresh, contemporary feel.

The heart of the home is an impressive open-plan lounge, dining and kitchen space, designed for modern living and entertaining, with doors opening directly onto the garden. The layout provides flexibility, with the option of a fourth bedroom, dressing room or home office to suit individual needs.

With a private enclosed garden, ample parking and the opportunity to personalise selected finishes, this is a thoughtfully updated home ready to be shaped around its next owner.





## The Detail

The property opens into a welcoming reception hallway, where clean lines and recessed lighting set the tone for the accommodation beyond. At the centre of the home is the spacious open-plan lounge, dining and kitchen area – a sociable, well-proportioned space designed to flow naturally from front to rear. The lounge enjoys a pleasant outlook to the front, while the dining area benefits from tri-fold doors opening onto the patio, seamlessly connecting indoor and outdoor living.

The kitchen area offers buyers the opportunity to select cabinet colours and floor coverings (subject to agreed sums), allowing a personalised finish.

There are three well-sized bedrooms, including a principal bedroom positioned to the front. A second bedroom benefits from its own en-suite shower room, ideal for guests or family members, while the remaining rooms offer flexibility for use as additional bedrooms, a dressing room or study. A contemporary family bathroom serves the rest of the accommodation.

Externally, the property sits back behind a gravelled frontage with shaped lawn and a mature oak tree, providing ample off-road parking. The enclosed rear garden is predominantly laid to lawn with a paved patio, offering a private and manageable outdoor space.







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## The Location

Rose Tree Lane is positioned within an established residential area of Newhall, offering a strong sense of community alongside everyday convenience. Local amenities are within easy reach, including a doctor's surgery, pharmacy and convenience stores, making day-to-day living straightforward.

Swadlincote town centre is just a short drive away, providing a wider range of supermarkets, cafés and independent retailers, while Ashby-de-la-Zouch offers a more boutique feel with popular eateries, pubs and a thriving high street. For those who enjoy the outdoors, nearby green spaces and countryside walks offer plenty of opportunity to unwind.

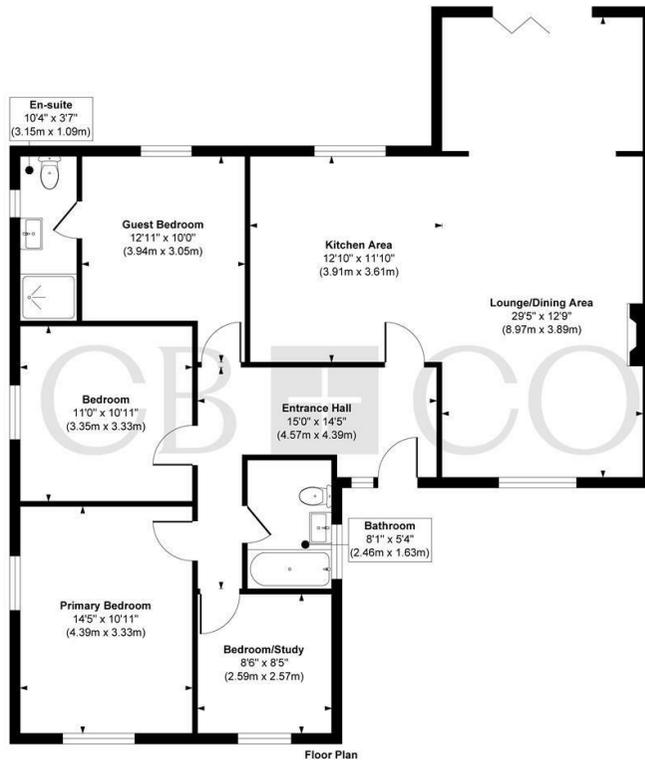
The area is also well placed for access to Burton upon Trent and surrounding employment centres, making it a practical yet well-balanced location for both downsizers and families alike.







**Lyndhurst, Rose Tree Lane, Newhall, Swadlincote, Derbyshire**



## The Particulars

- Stylish Extended Detached Bungalow
- Beautifully Re-Modelled and Contemporary Fittings Throughout
- Impressive Open-Plan Lounge, Dining And Kitchen
- Opportunity To Choose Kitchen Cabinet Colours
- Opportunity To Select Floor Coverings
- Primary Bedroom With En-Suite Shower Room
- Contemporary Family Bathroom
- Private And Enclosed Rear Garden With Patio
- Generous Gravelled Driveway With Ample Parking
- Mature Residential Setting Close To Amenities

### Size

Approx 1194.80 sq ft

### Energy Performance Certificate (EPC)

Rating E

### Council Tax Band

D

**Approx. Gross Internal Floor Area 1225 sq. ft / 113.80 sq. m**

Illustration for identification purposes only, measurements are approximate, not to scale.

Produced by Elements Property

# CURRAN BIRDS + CO

*Let's Talk*

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