





**Redhill Lodge Road, Newhall, Swadlincote, DE11 0NZ**

**Asking Price £425,000**





Open House
estate agents

# Redhill Lodge Road, Newhall, Swadlincote, DE11 0NZ

## Asking Price £425,000

We are delighted to offer for sale this substantial six-bedroom detached family home, occupying a tucked-away position in Newhall. Arranged over three floors, Redhill Lodge combines generous living accommodation with a flexible layout, making it an appealing choice for larger families and buyers needing space to work from home.

An impressive reception hallway introduces the property, with a galleried staircase providing an attractive focal point. The ground floor offers a spacious lounge, separate dining room, additional family room and a generous conservatory, alongside a breakfast kitchen, adjoining utility room and cloakroom.

Four bedrooms occupy the first floor, including the main bedroom with its own en-suite, while two further bedrooms on the second floor provide excellent flexibility for older children, guests or additional workspace. Outside, an established rear garden, ample driveway parking and a detached double garage building complete this spacious home.

Location
Redhill Lodge is situated in Newhall, within a residential cul-de-sac setting with an outlook towards nearby green space. The area offers access to local shops, schools and everyday amenities, with further shopping and leisure facilities available in Swadlincote.

Road connections link Newhall with Burton upon Trent and Ashby-de-la-Zouch, while the wider road network provides access towards the A38, A50 and M42. The combination of local amenities and a tucked-away position makes this an attractive setting for family life.

Front and Driveway
The property is approached by a generous driveway providing off-road parking for several vehicles and access to the detached garage building. A covered entrance, prominent bay window and planted borders add character to the frontage. The position beside nearby green space contributes to the appeal of the setting.

Reception Hallway


















A spacious and welcoming hallway creates an impressive introduction to the home. Glazed panels beside the entrance door allow natural light into the space, complemented by light décor and wood-effect flooring. The staircase rises beneath an open galleried landing, with white balustrades emphasising the sense of height and space. Doors lead to the principal ground-floor rooms.

Lounge
A generously proportioned reception room with a broad bay window to the front, creating a bright and comfortable setting for everyday family living. A decorative fireplace provides a focal point, while neutral décor, ceiling coving and fitted carpeting give the room a coordinated finish.

There is ample space for a choice of seating arrangements, with double doors connecting to the dining room and glazed doors leading into the conservatory. This arrangement allows the rooms to be enjoyed individually or opened up when entertaining.

Dining Room
Positioned between the hallway, lounge and conservatory, the dining room provides a useful separate reception space with plenty of flexibility. Currently arranged with a desk and seating, it could comfortably serve as a formal dining room, additional family room or workspace. Double doors connect it to the lounge, while glazing towards the conservatory allows light to filter through from the rear.

Family Room / Home Office
An additional reception room situated at the front of the property, with windows to two aspects providing natural light. Currently presented as a snug, the room features soft grey carpeting and understated striped wall coverings. Its separation from the main lounge makes it particularly useful as a home office, playroom or quiet sitting room.

Conservatory
A generous conservatory extending across the rear of the lounge and dining room, providing an additional space to sit, dine and enjoy views of the garden. Extensive glazing, a pitched translucent roof and a brick-built base create a light and airy setting. Wood-effect flooring adds a practical finish, while French doors open directly onto the garden, connecting the indoor and outdoor living areas.

Breakfast Kitchen
A spacious kitchen fitted with an extensive range of timber-fronted wall and base units, complemented by contrasting work surfaces and tiled splashbacks. A window above the sink overlooks the rear, while the layout provides generous storage and preparation space.

A built-in oven and hob with extractor above are incorporated into the units, with space for further appliances and a breakfast table. An open connection leads into the adjoining utility room.

Utility Area
The separate utility area provides additional work surfaces, storage cupboards and a sink, together with space and plumbing for laundry appliances. An external door offers convenient access to the side of the property, keeping everyday household tasks separate from the main kitchen.

Cloakroom / WC
A well-presented ground-floor cloakroom fitted with a white WC and a wash hand basin set within a dark vanity unit. Blue walls and patterned flooring add character, while a window provides natural light.

First Floor

Galleried Landing
The galleried landing is a particularly attractive feature, with white balustrades overlooking the entrance hallway and a window bringing natural light into the central stairwell. Doors lead to four bedrooms and the family bathroom, with a further staircase continuing to the second floor.

Main Bedroom
A spacious double bedroom overlooking the rear, with ample room for a large bed, bedside furniture and a fitted dressing area. Light décor and fitted carpeting create a calm, comfortable setting, while a door leads to the private en-suite shower room.

En-Suite Shower Room
The en-suite is fitted with an enclosed shower cubicle, pedestal wash hand basin and WC. Light tiling and a window give the room a bright appearance, providing a convenient private facility for the main bedroom.

Bedroom Two
A comfortable double bedroom with a rear-facing window and space for a bed, wardrobe and additional furniture. Neutral décor and fitted carpeting provide a simple finish that would suit a range of furnishing styles.

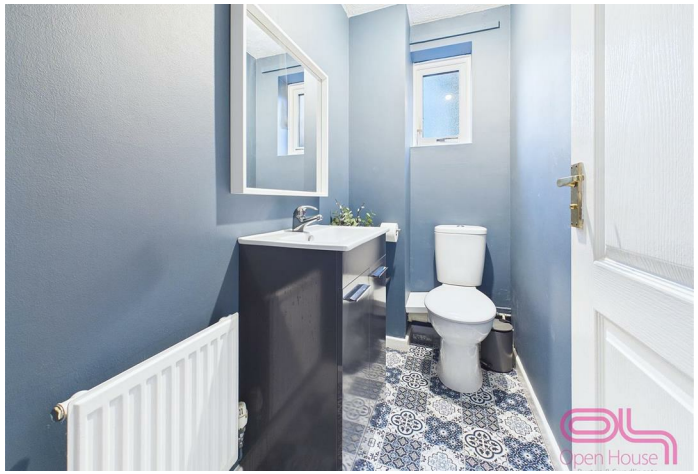
Bedroom Three
A further double bedroom positioned towards the front of the













property. The room offers space for bedroom furniture alongside a desk or dressing table, making it suitable for family members or guests.

Bedroom Six
A versatile fourth bedroom, currently arranged as a dressing room with a substantial bank of sliding-door wardrobes and additional drawer storage. It could also serve as a nursery, single bedroom or home office, depending on the buyer's requirements.

Family Bathroom
The family bathroom is fitted with a shaped panelled bath with a shower above and curved glazed screen, together with a pedestal wash hand basin and WC. Predominantly white finishes create a bright appearance, while a window provides natural light.

Second Floor

Landing
A further staircase leads to the second-floor landing, where a roof window brings light into the stairwell. Doors open to two additional bedrooms, extending the versatility of the accommodation.

Bedroom Five
A generous bedroom with sloping ceilings and an extensive range of fitted furniture, including wardrobes, drawers and a dressing or study area beneath the window. The arrangement makes good use of the available space while retaining room for a double bed.

Fitted carpeting and light décor create a comfortable bedroom that would work particularly well for an older child or guests.

Bedroom Four
A spacious and characterful room with an adaptable layout incorporating sleeping and study areas. Sloping ceilings add interest, while windows provide natural light and elevated views.

Wood-effect flooring and access to eaves storage add practicality. The generous layout offers flexibility for use as a bedroom with its own workspace or an additional hobby room.

Rear Garden

An established south-facing rear garden with a lawn, patio and a variety of mature shrubs and trees provides an attractive outdoor setting. There is space for outdoor dining, family activities and relaxation, with direct access from the conservatory.

A pond adds further interest, while a storage shed provides practical space for garden equipment.

Garage / Hobby Room
A detached double garage building stands alongside the driveway, with two up-and-over doors to the front, power and lighting. One section provides garage space, while the other is arranged as a hobby room or workshop.

Additional Information
We wish to clarify that these particulars should not be relied upon as a statement or representation of fact and do not constitute any part of an offer or contract. Buyers should satisfy themselves through inspection or other means regarding the correctness of the statements contained herein.

Please note that we have not tested or verified the condition of the services connected to the property, including mains gas, electricity, water or drainage systems. Similarly, we cannot confirm the working order or efficiency of any appliances, heating systems, or electrical installations that may be included in the sale. Prospective purchasers are therefore advised to carry out their own independent investigations and surveys before entering into a legally binding agreement.

Money Laundering Regulations 2003:
In accordance with the Money Laundering Regulations 2003, we are obligated to verify your identification before accepting any offers.

Floorplans:
We take pride in providing floorplans for all our property particulars, which serve as a guide to layout. Please note that all dimensions are approximate and should not be scaled.











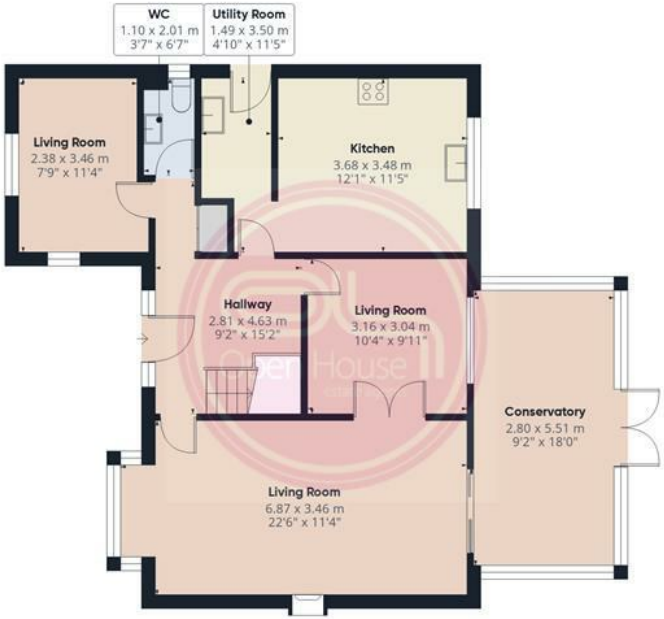




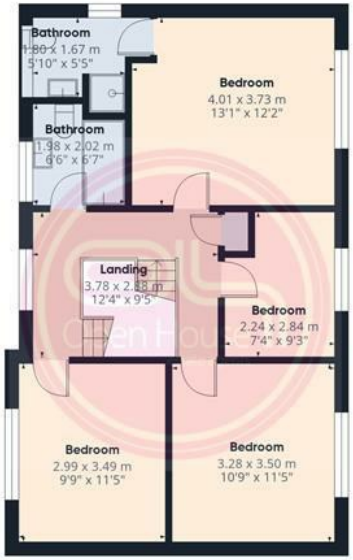




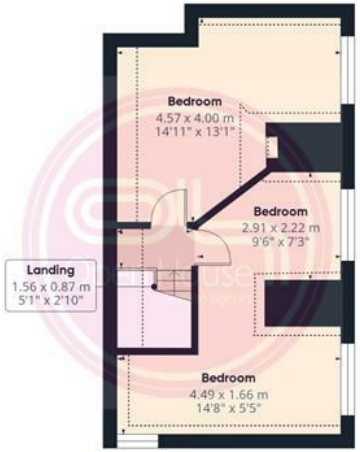





**Floor 0** Building 1




**Floor 1** Building 1




**Floor 2** Building 1




**Floor 0** Building 2

**Main building GLA**[1]

168.86 m²

1817.62 ft²

**Main building total**

201.6 m²

2170.04 ft²

**Building 2 total**

24.44 m²

263.06 ft²

(1) Finished, above grade

Ext. wall thickness assumed: 15.24 cm/6 in

Reduced headroom

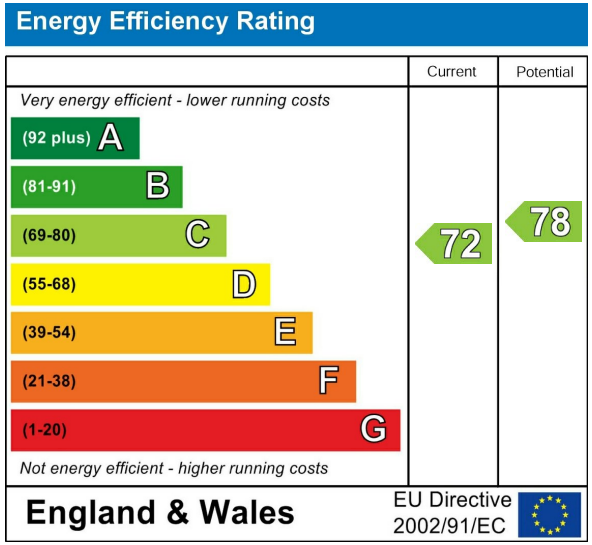
Below 1.5 m/5 ft

Areas with headroom below 1.52 m/5 ft are excluded

Calculations reference the ANSI-Z765 standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360

## ENERGY PERFOMANCE CERTIFICATE




### LOCAL AUTHORITY
South Derbyshire

### TENURE
Freehold

### COUNCIL TAX BAND
E

### VIEWINGS
By prior appointment only

## PROPERTY SUMMARY

- SUBSTANTIAL SIX-BEDROOM DETACHED FAMILY HOME ARRANGED OVER THREE FLOORS
- TUCKED-AWAY CUL-DE-SAC POSITION WITH AN OUTLOOK TOWARDS OPEN GREEN SPACE
- IMPRESSIVE RECEPTION HALLWAY AND GALLERIED LANDING
- SPACIOUS BAY-WINDOWED LOUNGE WITH FEATURE FIREPLACE
- SEPARATE DINING ROOM AND VERSATILE FAMILY ROOM / HOME OFFICE
- GENEROUS CONSERVATORY OPENING ONTO THE REAR GARDEN
- BREAKFAST KITCHEN WITH ADJOINING UTILITY ROOM
- MAIN BEDROOM WITH EN-SUITE SHOWER ROOM
- ESTABLISHED SOUTH-FACING REAR GARDEN WITH LAWN AND PATIO
- AMPLE DRIVEWAY PARKING AND DETACHED DOUBLE GARAGE BUILDING, PARTLY ARRANGED AS A HOBBY ROOM / WORKSHOP




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