



**5 Meynell Street
Swadlincote, DE11 9LS
Offers over £385,000**

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properties 

5 Meynell Street, Swadlincote, DE11 9LS

**** LIZ MILSOM PROPERTIES **** Established since 2006 are delighted to offer For Sale this DETACHED 4/5 Bed property in Meynell Street, Church Gresley. Features include a large dual aspect Lounge, Breakfast Kitchen, Family Room/Dining Room, separate Utility, Ground Floor WC, and Conservatory. There are four Double Bedrooms with a part-renovated ensuite with a further optional Bedroom/Study the four-piece family Bathroom completes the accommodation. This property sits on an extensive 360-degree plot with a larger-than-average GARAGE, AMPLE off-road parking, and a none-overlooked position, providing privacy and ample outdoor living space - Council Tax Band "D"/EPC "D". CALL TO VIEW TODAY.....

- DETACHED 4/5 Bedroom Home
- Breakfast Kitchen
- Utility/Ground Floor WC
- Study/Bed 5
- Extensive Plot & Parking
- Dual Aspect Lounge
- Separate Family Room
- 4-DOUBLE Bedrooms
- Four Piece Family Bathroom
- Large Detached GARAGE



Location

Church Gresley is well placed for local amenities and within walking distance there is a local convenience store, hairdressers and a small parade of shops. The property is close proximity to Conkers which boasts a cycle and rambling network with the Albert Village within walking distance. The Maurice Lea Memorial Park, Swadlincote Ski Slope, Greenbank Leisure Centre and Conkers tourist attraction are on the doorstep. Being ideally placed for the commuter there are excellent road links to the towns of Burton on Trent, Ashby-de-la-Zouch, Tamworth. The M42 is also within easy commuting distance leading to the cities of Birmingham and Nottingham.

Reception Porch

The property features a UPVC Reception Porch, providing a welcoming entrance and potentially offering additional insulation and security benefits.

Reception Hallway

The property boasts a spacious open Reception Hallway adorned with tiled flooring, creating an inviting ambiance. The Hallway includes stairs leading to the upper first floor and offers access to the generous Lounge and breakfast Kitchen areas, enhancing the flow and functionality of the home.

Dual Aspect Lounge

25'8" x 12'8" (7.84m x 3.87m)

The dual aspect Lounge is a standout feature of the property, characterized by a large bespoke marble fireplace with ample space for logs and an inset log burner, perfect for cozy evenings. The room is enhanced by its carpeted flooring, providing warmth and comfort. With a window to the front elevation and patio doors leading to the rear garden and patio, the Lounge is bathed in natural light, creating a bright and airy atmosphere. A centre light point illuminates the space, complementing the radiators that ensure comfort throughout the room.

Breakfast Kitchen

16'10" x 12'8" (5.15m x 3.87m)

The spacious Breakfast Kitchen offers ample storage with oak wall and floor-mounted units, showcasing a blend of functionality and style. Integrated appliances include a dishwasher, while a freestanding electric range cooker with an extractor hood above adds to the culinary appeal. A convenient wine cooler enhances the kitchen's entertainment potential. The layout accommodates an American fridge freezer, catering to larger storage needs. A window to the front elevation floods the space with natural light, while a door leads to the side elevation and patio, extending the living area outdoors. The kitchen features a centre light point and radiators for comfort, with tiled flooring providing durability and ease of maintenance. An archway seamlessly connects the kitchen to the adjacent area, promoting fluid movement and connectivity within the home.

Family Room/Dining Room

13'10" x 11'7" (4.24m x 3.54m)

From the Breakfast Kitchen, you'll find the versatile Family Room/Playroom/Dining Room, seamlessly connected with the tiled flooring, promoting a sense of continuity and spaciousness throughout. With a window overlooking the rear elevation, this room is illuminated with natural light, enhancing its welcoming ambiance. A centre light point brightens the space further, while a radiator ensures comfort during all seasons. Designed to serve various purposes, this room offers flexibility to adapt to your lifestyle needs, whether it be as a family gathering space, a dedicated play area, or a formal dining room, catering to different occasions and preferences.

Separate Utility Room

7'8" x 4'7" (2.34m x 1.42m)

Located off the Family Room is a separate utility area designed for practicality and convenience. This space features a dedicated worksurface area, Plumbing for appliances is provided. Tiling on the floors ensures durability and easy cleaning, ideal for a high-traffic area. A window to the side elevation allows natural light to filter in, creating a bright and inviting atmosphere. Additionally, a door leads through to the ground floor Cloaks/WC.

Ground Floor Cloaks/WC

7'0" x 2'8" (2.14m x 0.82m)

The ground floor features a convenient Cloaks Room, equipped with an opaque window to the side elevation to ensure privacy while allowing natural light to enter. Tiling on the flooring makes cleaning a breeze. This room comprises a two-piece white suite, comprising a low-level WC and a wash hand basin, providing essential amenities for guests and residents alike.

Conservatory/Lean To

12'11" x 7'0" (3.96m x 2.14m)

The Conservatory/Lean To serves as the final piece of the ground floor accommodation, offering versatility and additional space. Although currently utilized by the vendors for storage, this room presents an opportunity for various uses, such as a sunroom, a greenhouse, or even a cozy reading nook. Its position overlooking the delightful rear garden and patio area adds to its appeal, providing a tranquil spot to enjoy the outdoor scenery. A door leading out enhances accessibility to the garden, while tiling on the flooring ensures practicality and easy maintenance.

Stairs to the First Floor & Landing

Master Bedroom

13'6" x 12'3" (4.12m x 3.74m)

The Master Bedroom is a spacious double room offering a comfortable living space. Positioned to overlook the front elevation, it enjoys natural light - with newly fitted carpet which adds to the room's comfort and aesthetic appeal. A centre light point illuminates the room, while a radiator ensures warmth and comfort. Additionally, there is a step through to the unfinished Ensuite Shower Room, providing the potential for customization and personalization to suit the buyer's preferences and needs.

En-Suite Shower Room

8'7" x 5'8" (2.64m x 1.73m)

The current vendors have initiated renovation work on the Ensuite, but it remains incomplete. The walls have been plastered in preparation for further finishing touches. An opaque window overlooking the front elevation allows natural light to fill the space, enhancing its brightness and overall appeal. Despite its unfinished state, this presents an opportunity for the new owners to customize and complete the Ensuite according to their preferences and requirements, adding personal touches to create a functional and stylish bathroom space.

Bedroom Two

12'6" x 12'4" (3.83m x 3.76m)

Bedroom Two is a generously sized double bedroom with a view overlooking the front elevation, providing a pleasant outlook. Carpeting on the flooring adds comfort and warmth to the room. A centre light point ensures adequate illumination, while a radiator maintains a cozy atmosphere. This spacious second bedroom offers ample space for relaxation and rest, making it an inviting retreat within the home.

Bedroom Three

12'9" x 10'8" (3.90m x 3.26m)

Bedroom Two is another spacious double room offering a comfortable living space. Situated to overlook the rear elevation, it provides a serene view of the surrounding area. The inclusion of a TV point allows for entertainment options within the room. Newly fitted carpeting adds to the room's comfort and aesthetic appeal, while a centre light point illuminates the space. A radiator ensures warmth and comfort, making this room a cozy retreat for its occupants.

Bedroom Four

12'0" x 11'9" (3.68m x 3.60m)

Bedroom Four mirrors the layout and features of Bedroom Three, offering another spacious double room with similar amenities. It overlooks the rear elevation, providing a tranquil view of the surroundings. Like Bedroom Two, it includes a TV point for entertainment, newly fitted carpeting for comfort, a centre light point for illumination, and a radiator for warmth. This setup ensures consistency in quality and comfort throughout the property's living spaces.

Bedroom Five/Study

7'10" x 5'2" (2.41m x 1.60m)

Bedroom 5/Study is a versatile space within the property, offering flexibility in its use. While it doesn't feature a window, its layout and amenities make it suitable for various purposes. It could serve as a storage area, providing valuable space for keeping items organized and out of sight. Alternatively, it could be utilized as a nursery, offering a cozy and quiet environment for a young child. Another excellent option is to use it as a home study or office, providing a dedicated space for work or study activities. The absence of a window doesn't detract from its functionality, as artificial lighting can be used to create a comfortable and productive atmosphere. Ultimately, the choice of how to utilize this room depends on the specific needs and preferences of the occupants.

Four Piece Family Bathroom

9'11" x 8'4" (3.03m x 2.55m)

Bedroom 5/Study is a versatile space within the property, offering flexibility in its use. While it doesn't feature a window, its layout and amenities make it suitable for various purposes. It could serve as a storage area, providing valuable space for keeping items organized and out of sight. Alternatively, it could be utilized as a nursery, offering a cozy and quiet environment for a young child. Another excellent option is to use it as a home study or office, providing a dedicated space for work or study activities. The absence of a window doesn't detract from its functionality, as artificial lighting can be used to create a comfortable and productive atmosphere. Ultimately, the choice of how to utilize this room depends on the specific needs and preferences of the occupants.

Overview - Front Elevation

The front elevation of the property is shielded by a conifer hedge, offering privacy and a sense of seclusion. The front features both gravelled and block-paved parking areas, providing ample space for several vehicles. This setup ensures convenience and ease of access for residents and visitors alike. Additionally, the property boasts a larger than average DETACHED GARAGE, offering valuable storage space and further parking options. Side access from the garage leads to the beautiful rear garden, enhancing connectivity between indoor and outdoor living spaces. Overall, these features contribute to the property's appeal and functionality, making it a desirable place to call home.

Overview - Rear Elevation

The rear elevation of the property is designed over two levels, offering both functionality and aesthetic appeal. The upper level features a spacious patio area, providing an ideal space for outdoor seating and entertaining. Steps lead down from the patio to the lower level, where a delightful and well-maintained lawned area awaits. The lawn is surrounded by an array of established planted borders, adding colour and texture to the outdoor space. It's worth noting that the property is not overlooked to the rear, ensuring privacy and tranquillity for the occupants. This well-designed outdoor area offers a perfect setting for relaxation, recreation, and enjoying the natural surroundings.

Overview - Side Elevation

To the side of the property, there is an additional block-paved patio area, enhancing the outdoor living space and providing added functionality. This patio area offers privacy, making it an ideal spot for outdoor entertaining, dining, or simply relaxing in peace. Its location to the side of the property ensures a versatile use of the outdoor space, complementing the main patio area at the rear. Whether hosting gatherings with friends and family or enjoying quiet moments outdoors, this block-paved patio adds value and appeal to the property, extending its living area beyond the confines of the indoors.

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Disclaimer

The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing.

Measurements

Please note that room sizes are quoted in metres to the nearest tenth of a metre measured from wall to wall. The imperial equivalent is included as an approximate guide for applicants not fully conversant with the metric system. Room measurements are included as a guide to room sizes and are not intended to be used when ordering carpets or flooring.

Services

Water and electricity are connected. The services, systems and appliances listed in this specification have not been tested by Liz Milsom Properties Ltd and no guarantee as to their operating ability or their efficiency can be given - Please note this property is oil fuelled.

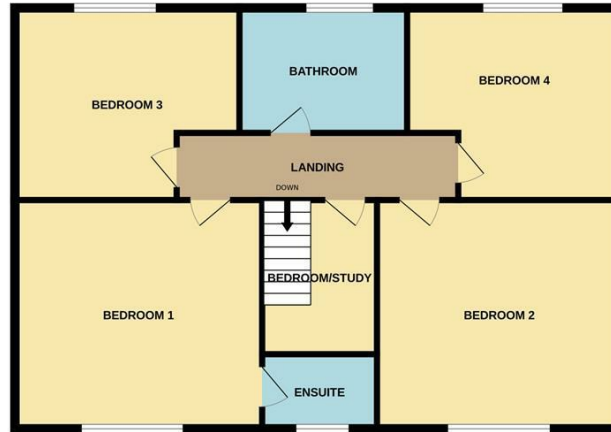




GROUND FLOOR
1155 sq.ft. (107.3 sq.m.) approx.



1ST FLOOR
1010 sq.ft. (93.8 sq.m.) approx.

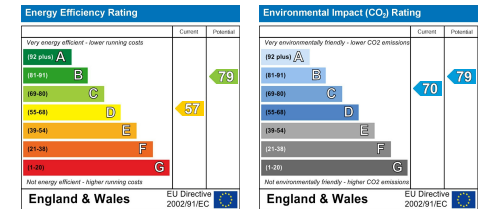


TOTAL FLOOR AREA : 2166 sq.ft. (201.2 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Directions

The property is best approached by travelling along Common Road, Church Gresley which then becomes Church Street. Continue for some distance and upon passing the Church on the left hand side, continue to the roundabout, take the second exit in to Castle Road and first right in to Meynell Street. Proceed and bear right into the cul-de-sac and follow the road around. The subject property is situated set well back from the road on the left hand side.



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COUNCIL TAX

Band: D

The vendor informs us that the property is Freehold, however we have not inspected the title deeds. We would advise you consult your own solicitor to verify the tenure.



THE TEAM

Liz and her team, who are dedicated and strive to provide you with excellent service.... And REMEMBER we are only a phone call or click away.

GENERAL INFORMATION

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 you are contemplating travelling some distance to view the property.

MONEY LAUNDERING

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THE NATIONAL ASSOCIATION OF ESTATE AGENTS (NAEA)/THE PROPERTY OMBUDSMAN SCHEME

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