



**22 Newman Drive**  
**Swadlincote, DE11 9RZ**  
**Reduced to £299,950**

**lizmilsom**  
**properties** 

## 22 Newman Drive, Swadlincote, DE11 9RZ

\*\*\* Liz Milsom Properties\*\*\* presents 22 Newman Drive, a 4-bed detached family home now available on the market for £309,950. This spacious home boasts a welcoming lounge, a cozy sitting room, a convenient WC, and a modern kitchen diner perfect for family gatherings. Accompanying this are 4 generously sized double bedrooms, including a master bedroom with an en suite, as well as a well-appointed family bathroom. Notably, this property is offered with no upward chain, promising a seamless transition for potential buyers.

- 4 Bed Detached FAMILY HOME
- Spacious Lounge & Sitting Room
- Master with En Suite
- Family Bathroom
- Drive & Garage
- No Upward Chain
- Splendid fitted Kitchen Diner
- Three Further Double Bedrooms
- Private Rear Garden
- Tax Band : D / EPC : TBC



## Location

A thriving community right at the heart of the National Forest, the property is situated in a quiet, pleasant part of this extremely popular development within Church Gresley which has become an increasingly sought after place to live for those appreciating the natural beauty and excellent amenities the area has to offer. The property is within easy walking distance to a local Sainsburys Convenience Store, the Gresleydale Health Centre with Chemist and a small parade of shops. This South Derbyshire village also benefits from lying within easy access of the M42 motorway and therefore offers good transport links with the major towns and cities throughout the Midlands.

## The Well Presented Accomodation

### Overview

Welcome to Newman Drive, a charming 4-bedroom detached property exuding kerb appeal and offering a blend of modern comfort and functional elegance. Nestled within a desirable location this home presents an ideal setting for family living.

Approaching the property, you're greeted by a well-maintained front garden adorned with hedges and shrubs, enhancing its visual appeal with steps leading up to the front entrance.

The ground floor boasts a spacious main lounge area, featuring carpeted flooring and a double-glazed window that overlooks the front elevation. French doors open onto the delightful rear garden, seamlessly merging indoor and outdoor living spaces. Adjacent is a versatile second reception room, offering flexibility as a home office, playroom, or snug. This room also features carpeted flooring and double-glazed windows, allowing ample natural light to filter through.

A carpeted hallway provides access to the lounge, second reception room, WC, and the sleek fitted kitchen. Conveniently tucked under the stairs, an understairs storage cupboard offers practicality. The WC comprises a low-level WC and wash hand basin. The modern and contemporary fitted kitchen boasts a wood effect and high-gloss finish, equipped with integrated appliances including a microwave, oven, dishwasher, and hob with extractor fan. Windows to the side elevation and sliding doors overlooking the rear garden infuse the space with light and airiness. A door off the kitchen leads to a utility area with

plumbing and space for a washing machine, complemented by additional storage cupboards.

Ascending to the first floor, the master bedroom awaits, featuring carpeted flooring, fitted wardrobes, and windows to both side elevations. An en suite adds convenience, comprising a low-level WC, wash hand basin, and shower cubicle. Bedroom Two offers generous proportions, with windows overlooking the front and side elevation, while Bedroom Three and Bedroom Four provide comfortable accommodation with carpeted flooring and ample natural light.

Completing the accommodation, the family bathroom presents a panelled bath with shower over, shower screen, low-level WC, and wash hand basin, catering to relaxation and practicality alike.

Outside, the private rear garden offers a tranquil retreat with a lawned area, shrubs, and a patio, perfect for outdoor entertaining during the summer months. Steps lead up to the side gate, providing access to the garage and driveway.

This property is offered with No Upward Chain, boasting the added convenience of new blinds throughout. With its desirable features, this home presents a rare opportunity and is priced attractively at £309,950.

### Spacious Lounge

15'7" x 10'7 (4.75m x 3.23m)

### Kitchen/Diner

14'9 x 14'2 (4.50m x 4.32m )

### Sitting Room ( 2nd Reception Room)

12'0 x 8'11 (3.66m x 2.72m)

### Master Bedroom

14'2 x 11'8 (4.32m x 3.56m)

### Bedroom Two

12'9 x 8'11 (3.89m x 2.72m)

### Bedroom Three

10'5 x 8'0 (3.18m x 2.44m)

### Bedroom Four

### Viewing Strictly Through Liz Milsom Properties

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9.00 am - 5.00 pm Friday

9.00 am – 4.00 pm Saturday

Closed - Sunday

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### Tenure

Freehold - with vacant possession on completion. Liz Milsom Properties Limited recommend that purchasers satisfy themselves as to the tenure of this property and we recommend they consult a legal representative such as a solicitor appointed in their purchase.

### Services

Water, mains gas 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.

### Measurements

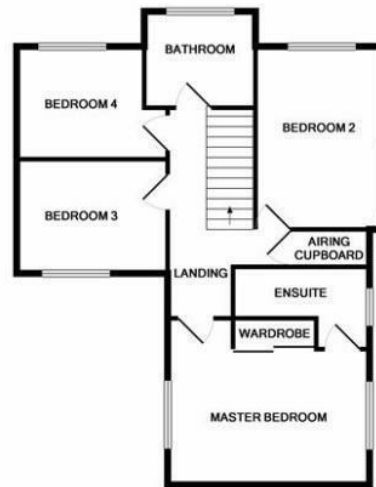
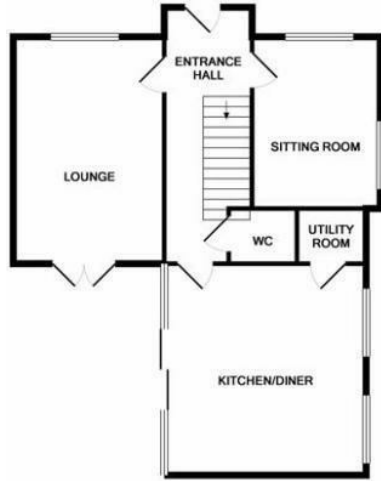
Please note that room sizes are quoted in metres to the nearest tenth of a metre measured from wall to wall. The imperial equivalent is included as an approximate guide for applicants not fully conversant with the metric system. Room measurements are included as a guide to room sizes and are not intended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

### 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.

### Separate Utility Room

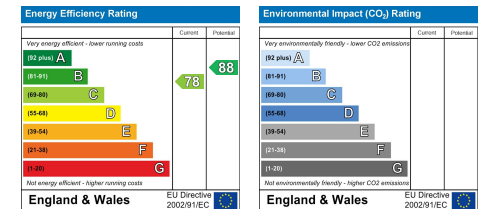




TOTAL APPROX. FLOOR AREA 1265 SQ.FT. (117.5 SQ.M.)  
Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan 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

For Sat Nav purposes use the postcode DE11 9RZ



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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

All Estate Agents are required by Law to check the identification of all Purchasers prior to instructing solicitors on an agreed sale and for all Sellers prior to commencing marketing a property. Suitable forms of ID include new style Drivers Licence and signed Passport.

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

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