



18 Woodyard Close
Swadlincote, DE11 9HR
£225,000

lizmilsom
properties 

18 Woodyard Close, Swadlincote, DE11 9HR

*** LIZ MILSOM PROPERTIES *** are delighted to bring to the market, this FANTASTIC, three-storey family home offering 3 DOUBLE BEDROOMS & 3 EN SUITES/FAMILY BATHROOM. Situated conveniently close to amenities and major road links, this CRACKING property boasts a thoughtfully designed layout to cater to modern family living. The accommodation features 3 generously sized double bedrooms, including 2 with en-suite facilities, and bedroom 3 with ensuite/family bathroom. To the ground floor there is a double bedroom with en-suite/family bathroom, Study/sitting area, and useful separate utility. The first floor encompasses a kitchen diner & a SPACIOUS lounge. To the second floor there are two further double bedrooms both with ensuite shower room facilities. Outside, a private garden offers an ideal retreat during the summer months. With its ample space, convenient location, and desirable features, 18 Woodyard Close presents an enticing opportunity for families seeking a new place to call home.

- 3 Storey Family Home
- Kitchen Dining Area
- 3 En Suites/ Family Bathroom
- Private Garden
- Book Your Viewing Today !
- Spacious Lounge
- 3 Double bedrooms
- Utility Area
- Separate Garage
- EPC: C / TAX BAND : C



Location

This SPLENDID 'Bellway' built, 3 storey WELL PROPORTIONED FAMILY HOUSE, is ideal for GROWING FAMILY NEEDS and is pleasantly situated on A GOOD SIZED PLOT, within this small, popular development, with excellent road links leading to Ashby-de-la-Zouch, Derby, Burton on Trent and Loughborough. The A38 and M42 motorways are also easily accessible. The property is situated in a sought after location in Church Gresley and sits to the middle of this small select development, with the local Sainsburys, pharmacy, doctor surgery and restaurants being a short walk away, there are also a number of walks nearby.

For SAT NAV PURPOSES use DE11 9HR

Overview

18 Woodyard Close is an impressive three-storey family home with a separate garage, situated in a desirable location. This spacious townhouse offers versatile living spaces, including three bedrooms, three bathrooms, and a private rear garden. The property features a tandem driveway leading to a garage within a block of three, adding convenience for parking.

Exterior:

The front of the property boasts a tandem driveway providing ample parking space and leading to a garage. A grass garden enhances the curb appeal, while a pathway guides visitors to the front door. The separate garage offers additional storage or parking options.

Ground Floor:

Upon entering, the hallway leads to various rooms on the ground floor. To the left, there is a generously sized double bedroom with carpeted flooring, a window overlooking the front elevation, and a radiator. This bedroom conveniently connects to a modern en-suite/family bathroom featuring a three-piece suite. Additionally, a door from the hallway leads to a versatile space suitable for use as a home office or sitting area, with French patio doors opening onto the rear garden. Adjacent to this space is the utility room, equipped with base units, plumbing for appliances, and housing for the boiler.

First Floor:

Ascending the stairs, you reach the first floor where the spacious lounge and dining kitchen are located. The lounge, positioned at the front of the property, offers comfort with carpeted flooring, abundant natural light from two windows, and essential amenities such as radiators and a TV point. The dining kitchen, situated at the rear, features a range of base and wall units providing ample storage, an

integrated gas hob and electric oven, a stainless steel sink, and space for appliances.

Second Floor:

Continuing to the second floor, a landing leads to the master bedroom and bedroom three. The master bedroom, located at the front, offers comfort with carpeted flooring, a window overlooking the front elevation, and a radiator. It also features an en-suite shower room comprising a shower cubicle, electric shower, wash hand basin, and low-level WC. Bedroom three, positioned at the rear, boasts similar amenities and its own en-suite shower room.

Exterior Features:

The rear garden offers privacy and seclusion, with fenced and walled boundaries ensuring a secure environment. It includes a lawned area perfect for outdoor activities or relaxation and a pathway leading to a side gate for convenient access.

Overall, 18 Woodyard Close presents an exceptional opportunity to acquire a well-designed family home offering comfortable living spaces, modern amenities, and outdoor space. With its convenient location and versatile layout, it is a great family home.

Ground Floor Bedroom Two

11'55 x 8'6 (3.35m x 2.59m)

Ground Floor Study

6'10 x 6'10 (2.08m x 2.08m)

Ground floor Utility

6'10 x 5'6 (2.08m x 1.68m)

First floor Kitchen Diner

12'5 x 6'10 (3.78m x 2.08m)

First Floor Spacious Lounge

12'5 x 11'5 (3.78m x 3.48m)

Second floor Master Bedroom

12'5 x 9'6 (3.78m x 2.90m)

Second Floor Bedroom Three

10'5 x 9'2 (3.18m x 2.79m)

Viewing Strictly Through Liz Milsom Properties

To view this lovely property please contact our dedicated Sales Team at LIZ MILSOM PROPERTIES.

We provide an efficient and easy selling/buying process, with the use of latest computer and internet technology combined with unrivalled local knowledge and expertise. PUT YOUR TRUST IN US, we have a proven track record of

success as the TOP SELLING AGENT locally – offering straight forward honest advice with COMPETITIVE FIXED FEES.

Available:

9.00 am – 6.00 pm Monday, Tuesday, Wednesday

9.00 am - 8.00 pm Thursday

9.00 am - 5.00 pm Friday

9.00 am – 4.00 pm Saturday

Closed - Sunday

CALL THE MULTI-AWARD WINNING AGENT TODAY

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.

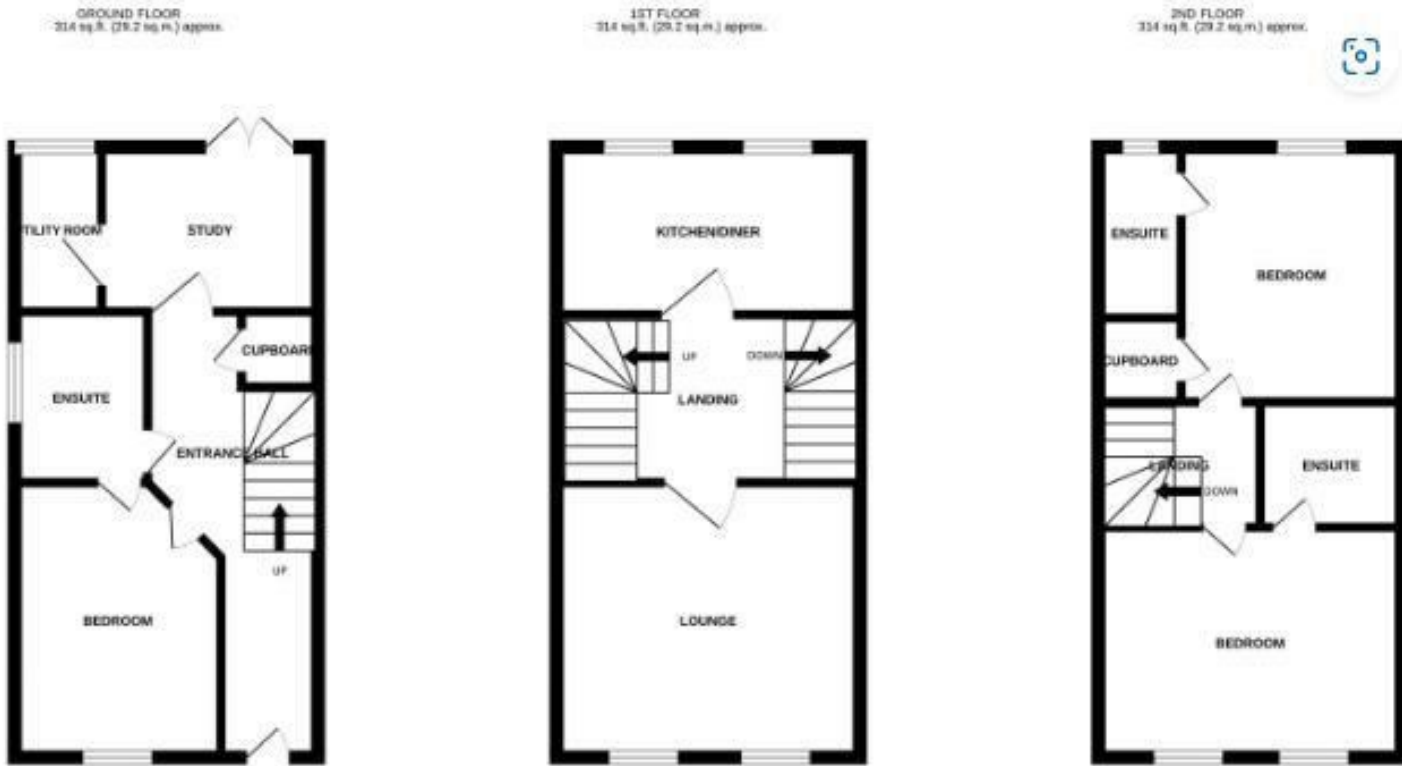
Disclaimer

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.



Directions

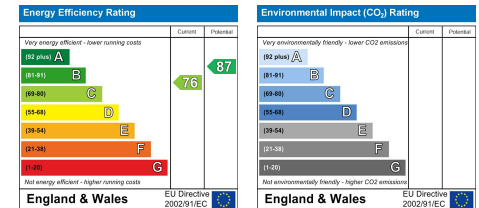
For Sat nav purposes use the postcode DE11 9HR



TOTAL FLOOR AREA: 943 sq.ft. (87.5 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplans contained here, measurements of walls, 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.

Made with Metropop 5/2022



Seabrook House, Dinmore Grange, Hartshorne,
Swadlincote, Derbyshire DE11 7NJ

Directors: E M Milsom G T Milsom



📞 01283 219336

📞 07974 113853

✉ liz.milsom@lizmilsomproperties.co.uk

🌐 lizmilsomproperties.co.uk

COUNCIL TAX

Band: C

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

Liz Milsom properties Ltd are proud to be a member of the NAEA and subscribe to their Rules of Conduct and are a member of The Property Ombudsman Scheme (TPO) Code of Practice.

**We can search
1,000s of mortgages
for you**

It could take just 15 minutes with
one of our specialist advisers:

Call: **01283 219336**
Online: www.mortgageadvicebureau.com/lizmilsom

 Mortgage Advice Bureau

Your home may be repossessed if you do not keep up repayments on your mortgage.
There will be a fee for mortgage advice. The actual amount you pay will depend upon your circumstances. The fee is up to 1% but a typical fee is 0.3% of the amount borrowed.

MAB 4202

