



**24 Oakway Drive
Swadlincote, DE11 8FZ
Reduced to £259,500**

lizmilsom
properties 

24 Oakway Drive, Swadlincote, DE11 8FZ

*** LIZ MILSOM PROPERTIES*** are delighted to bring Oakway Drive, Woodville to the market an immaculately presented detached 3 Bedroomed home. This FANTASTIC property boasts Reception Hall, Guest Cloaks, Spacious Lounge, SPLENDID dining Kitchen, 3 Good size bedrooms with En-Suite to the Master, MODERN family bathroom. PRIVATE Garden ideal for entertaining during the summer months. Ample off road parking with a driveway and single detached Garage. Situated in a charming location this property is ideal for commuters with great road links & is also situated well for town and amenities. Book your viewing today !

- Modern 3 Bedroom Detached Family Home
- Spacious Lounge with French Doors
- Splendid Dining Kitchen
- 3 Good sized Bedrooms
- En-Suite to Master Bedroom
- Family Bathroom
- Private Garden.
- Off road parking & single garage
- Ever popular residential area
- EPC: B / TAX BAND : C



Location

The property is situated on the Taylor Wimpey estate in Woodville, just off Hepworth Road. There are schools within walking distance or a short car journey, local parks and countryside walks. Woodville is well placed for the commuter with excellent road links to the towns of Burton upon Trent, Ashby de la Zouch and Derby, the M42 and A38 are also easily accessible in turn leading to the major cities of Birmingham and Nottingham. Woodville itself has excellent local amenities including doctors surgery, Chemist, hairdressers, local DIY store, garage, convenience stores, newsagents, many eateries and Post office. The area is well equipped with schools, all within close proximity, Woodville Primary having an excellent Ofstead Report on High Street and Granville Academy on Burton Road. More comprehensive shopping is available at Swadlincote or Ashby-de-la-Zouch. Swadlincote is approximately half a mile away and provides excellent amenities.

Overview

Liz Milsom Properties are delighted to offer for sale this superb, modern, detached home situated on a popular Taylor Wimpey development which is handy for the nearby centres of Ashby-de-la-Zouch, Tamworth and Burton-on-Trent.

The property features superbly designed accommodation, beginning with a light and spacious welcoming reception hall with lvt flooring through, a useful built-in storage cupboard, staircase off to the first floor accomodation and doors leading off to the Kitchen Diner, Spacious Lounge & Guest Cloaks.

There is a dual-aspect, light and spacious lounge with French doors opening out into the delightful rear garden. This room is a great size and is tastefully decorated and benefits from fitted carpet, Tv Point , and centre light points.

The highlight of the house is the impressive, large dining kitchen which is equipped with a range of modern wall and floor base units with work surfaces over, integrated oven, hob and extractor,washing machine , dishwasher , space for appliances, and being of a dual-aspect with windows to both the front and side provide plenty of natural light.

Completing the ground floor accommodation is the guest WC, comprising of a low level WC and pedestal wash hand basin.

To the first floor, the landing has doors leading off to all three bedrooms and the family bathroom and loft hatch.

The master again enjoys a dual-aspect with built-in double wardrobes and the benefit of an en-suite shower room, comprising of a double-width shower cubicle, pedestal wash hand basin and WC.

There are two further generously sized bedrooms. Bedroom Two is a good size double overlooking the front elevation . Bedroom Three is currently being used as an office by the current vendors but has potential to be used as a single bedroom/ dressing area. The family bathroom completes the accomodation and benefits from modern white three piece suite comprising of panelled bath, pedestal wash hand basin and WC.

Outside, the gardens have been designed for low maintenance with a paved terrace, grass area and a side entrance via gate. The driveway is accessed at the rear of the property providing off-road parking and giving access to the single, detached garage having an up and over front entrance door.

Buyers should know that the property is situated on a modern development and is therefore subject to an Estate Management Fee, which is to be confirmed.

Entrance Hall

Kitchen Diner

16'8 x 9'10 (5.08m x 3.00m)

Spacious Lounge

16'9 x 9'10 (5.11m x 3.00m)

Guest Cloaks

First Floor Stairs & Landing

Master Bedroom

12'5 x 10'1 (3.78m x 3.07m)

En Suite

Bedroom

9'11 x 7'1 (3.02m x 2.16m)

Bedroom

9'11 x 9'5 (3.02m x 2.87m)

Family Bathroom

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.

* Service Charges - Management Fees - There will be a Management Fee of around £140.00 per annum which currently is yet to be paid until the Builder has signed the site off and over to the Council.

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

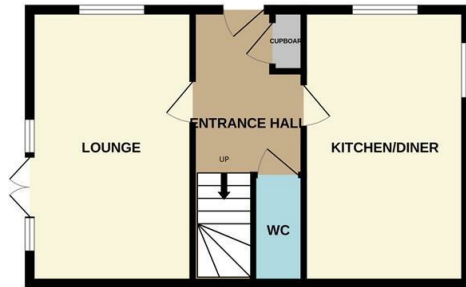
The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services,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



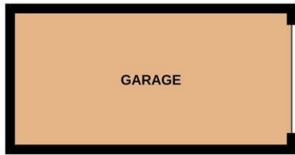
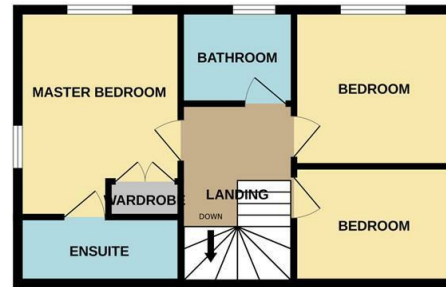
Directions

For Sat nav purposes use the postcode DE11 8FZ

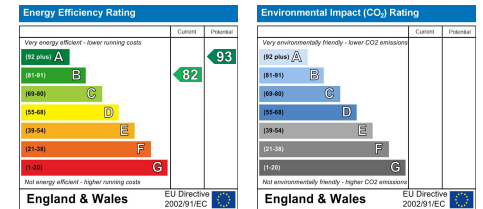
GROUND FLOOR



1ST FLOOR



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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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.

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circumstances. The fee is up to 1% but a typical fee is 0.3% of the amount borrowed.

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