



**5 Excelsior Drive
Swadlincote, DE11 8DP
£229,000**

lizmilsom
properties 

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***LIZ MILSOM PROPERTIES *** are delighted to present to the market this spacious 3 storey family home set ideally to commute into the town centre as well as being a short walk from National forest land, Albert Village Lake and the tourist attraction of Conkers. The property comprises of in brief:- entrance hall, fitted kitchen, spacious lounge diner, splendid Conservatory & Guest Cloaks/WC. To the first floor provides a family bathroom, two well proportioned bedrooms both with fitted wardrobes and on the 2nd floor there is a extremely spacious Master bedroom with dressing area and an en suite. Outside to the rear is a privately enclosed low maintenance rear garden with patio seating area and access to a single garage and allocated off road parking. EPC rating C - Council Tax Band C VIEWING - HIGHLY RECOMMENDED

- 3 Bedroom Family Home
- Spacious Lounge Diner
- 3 Double Bedrooms
- Family Bathroom
- Garage & Allocated Parking
- Fabulous Fitted Kitchen
- Splendid Conservatory
- En-Suite to Master
- Private Low Maintenance Garden
- EPC: C / TAX BAND : C



Location

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. Station Road is a popular residential area located off the High Street, being handy for all the local amenities. Woodville itself has excellent local amenities including doctors surgery, Chemist, hairdressers, local DIY store, garage, convenience stores, hairdressers, newsagents, many eateries and Post office. The area is well equipped with schools, all within close proximity, Woodville Infant & Primary on High Street and Granville Academy on Burton Road. More comprehensive shopping is available at Swadlincote or Ashby-de-la-Zouch, approximately 3 miles away.

Overview

The Accomodation:

Entrance Hallway

Accessed via a leaded light double glazed entrance door. With attractive tiled flooring, a radiator and coving to the ceiling. Stairs rising to the first floor accomodation and doors leading off to guest cloaks , fitted kitchen, and spacious lounge diner

Fantastic Fitted Kitchen

10'9 x 7'9 (3.28m x 2.36m)
Stylish range of fitted base and wall units with Quartz worktops and an inset ceramic sink and drainer and decorative tiled splash backs. The Kitchen benefits from built in microwave, washing machine and dishwasher, along with space for a cooker and fridge/freezer. Wood effect flooring, radiator, boiler cupboard housing the wall mounted combi boiler which is just over 2 years old and a double glazed front window overlooking the front garden.

Spacious Lounge / Dining Room

15'2 x 14'8 (4.62m x 4.47m)
Generous sized room with a feature marble fire surround housing a coal effect electric fire with a granite heart. This room benefits from fitted carpet, Two radiators, TV Point , coving to the ceiling and a useful under stairs storage cupboard. Double glazed rear window and French doors opening to:

Conservatory

7'0 x 8'3 (2.13m x 2.51m)
Double glazed rear conservatory with Amtico flooring and a patio door leading out onto the delightful rear garden.

Guest Wc

Comprising low level WC and pedestal wash hand basin. Attractive tiled flooring, radiator and an extractor vent.

First Floor Stairs & Landing

With carpeted stairs rising to the top floor; a radiator and built in airing cupboard ideal for storage.

Bedroom Two

14'7 x 9'11 (4.45m x 3.02m)
Full width double bedroom with carpeted flooring, two double glazed windows overlooking the rear elevation, a radiator and the added bonus of a range of built in floor to ceiling wardrobes providing plenty of useful storage

Bedroom Three

10'11 x 7'8 (3.33m x 2.34m)
Generous sized double bedroom with carpeted flooring, a radiator, an the added bonus of floor to ceiling wardrobes and a double glazed front window overlooking the front elevation.

Family Bathroom

6'7 x 6'1 (2.01m x 1.85m)
Fitted three piece suite comprising bath with a shower and screen; vanity wash hand basin and WC. Tiled splash backs and flooring, heated towel rail, extractor vent and a double glazed front window.

Second Floor Landing

Top floor landing with a door to

Master Bedroom

14'7 reducing to 11'0 x 14'6 (4.45m reducing to 3.35m x 4.42m)
Large master bedroom with carpet flooring a double glazed front window, part sloping ceiling and radiator.

Dressing Area

With a built in double wardrobe and good size storage cupboard. Door to:

En-Suite Shower Room

8'6 x 8'5 (2.59m x 2.57m)
Comprising double shower enclosure, wash hand basin and WC. Radiator, part sloping ceiling, extractor vent and a double glazed rear window.

Outside

To the front of the property there is an established garden with a paved path leading to the entrance door. To the rear there is an enclosed rear low maintenance garden. With a patio seating area ideal during the summer month and fencing to the boundary. A rear gate provides access to the parking area and garage

Garage

16'4 x 7'10 (4.98m x 2.39m)
With electric light and power connected, up and over door and useful roof storage space.

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.

Chasing Old MA's

Good Morning

We undertook a Market Appraisal on your behalf back in . This is a courtesy e-mail to touch base with you and to establish if you are still looking to sell. The market has improved since our Valuation and with the New Year upon us it may be just the right time to move on to pastures new.

If you would like a further Valuation and/or to discuss marketing then please do not hesitate to contact us on 01283 219336. Alternatively, if you have decided that a move is not for you then if you could kindly advise and I can then archive you from our Database.

I look forward to hearing further from you.

Kind Regards

Donna Gray

On behalf of Liz Milsom Properties Ltd



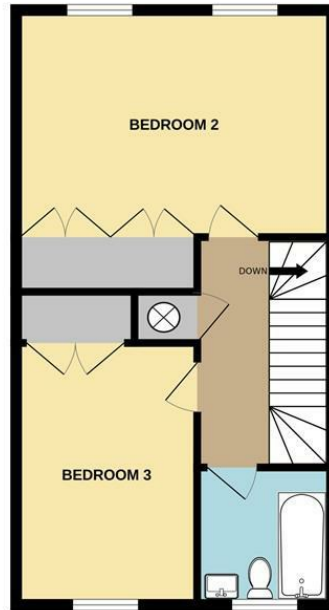
Directions

For Sat Nav purposes use DE11 8DP

GROUND FLOOR
446 sq.ft. (41.4 sq.m.) approx.



1ST FLOOR
379 sq.ft. (35.2 sq.m.) approx.

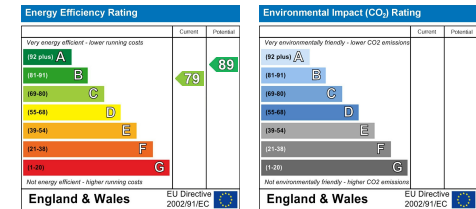


2ND FLOOR
347 sq.ft. (32.2 sq.m.) approx.



TOTAL FLOOR AREA : 1171 sq.ft. (108.8 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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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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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

