



47 Anglia Drive
Swadlincote, DE11 9JR
Offers over £200,000



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*** LIZ MILSOM PROPERTIES *** are delighted to present to the market this modern 3 BED TOWNHOUSE occupying an extremely private rear garden & set on an a popular residential estate close to all local amenities including convenience Store & Doctors surgery with Pharmacy. This deceptively spacious home comprises in brief:- Entrance hall, Guest Cloaks/WC, Lounge, spacious fitted kitchen and Splendid Conservatory. The first floor provides a Master bedroom with wardrobes & en suite, family bathroom and 2 further well proportioned bedrooms. Outside to the front is off road parking for two vehicles To the rear is a low maintenance patio. Council Tax band B - EPC rating C.

- Well equipped 3 bedroom FAMILY HOME
- Occupying a pleasant cul-de-sac location
- Spacious Lounge
- Fantastic Fitted Kitchen Diner
- Splendid Conservatory
- Master bedroom with En suite, 2 further bedrooms
- Family Bathroom
- Low Maintenance Rear Garden
- No Upward Chain
- EPC: C / Tax Band : B



Location

A thriving community right at the heart of the National Forest, the property is pleasantly situated on this extremely popular development, which has become an increasingly popular place to live for those appreciating the natural beauty and excellent amenities in the area, within easy walking distance is a local Sainsburys Convenience Store, Gresleydale Health Centre with Chemist within 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 including Tamworth, Birmingham & Nottingham throughout the Midlands.

Overview

Welcome to 47 Anglia Drive, a charming 3-bedroom townhouse nestled in the heart of Church Gresley, offering both convenience and comfort in equal measure.

As you approach the property, you'll immediately notice the two allocated parking spaces, ensuring ease of access for residents and guests alike. The neatly hedged border enhances the property's curb appeal, leading you to the welcoming entrance door.

Step inside to discover a well-appointed reception hall, where you'll find access to the guest cloakroom featuring laminate flooring, a low-level WC, and a pedestal wash hand basin with tiled splashbacks, along with a radiator.

To your left, the spacious lounge awaits, boasting carpeted flooring, two double glazed windows overlooking the front elevation, Beyond the lounge lies the inviting kitchen diner, offering ample space for culinary endeavors. With plenty of wood-effect wall and floor mounted units, a marble-effect worktop, integrated oven, stainless steel sink, four-ring gas hob, and space for appliances, this kitchen is as functional as it is stylish. A window overlooking the rear garden and French doors leading to the conservatory infuse the space with natural light and provide seamless indoor-outdoor flow.

The conservatory, with its brick-built base, offers an idyllic retreat, perfect for unwinding and enjoying the garden during the summer months.

Venture upstairs to discover three generously sized bedrooms and a family bathroom. The master bedroom, positioned to the rear of the property, boasts fitted

wardrobes and an ensuite shower room, offering both convenience and luxury. Bedroom Two, another spacious double, overlooks the front elevation, while Bedroom Three presents versatility as a single bedroom or home office.

Completing the accommodation is the family bathroom, featuring a panelled bath with shower attachment, low-level WC, and pedestal wash hand basin.

Outside, the low-maintenance rear garden provides a private oasis, predominantly patioed with fenced boundaries, offering the perfect setting for outdoor relaxation and entertaining.

With its convenient location within walking distance of doctors, a convenience store, and local takeaways, as well as its well-appointed living spaces, 47 Anglia Drive presents an exceptional opportunity to embrace comfortable and convenient living in Church Gresley.

The Well Presented Accomodation

Reception Porch

Guest Wc

Spacious Lounge

14'0 x 12'0 (4.27m x 3.66m)

Fabulous Kitchen Diner

15'6 x 11'7 (4.72m x 3.53m)

Splendid Conservatory

11'6 x 8'4 (3.51m x 2.54m)

Bedroom One

11'7 x 10'6 (3.53m x 3.20m)

En-Suite

Bedroom Two

10'7 x 8'1 (3.23m x 2.46m)

Bedroom Three

7'3 x 7'1 (2.21m x 2.16m)

Family Bathroom

8'1 x 5'1 (2.46m x 1.55m)

Viewing Strictly Through Liz Milsom Properties

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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

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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.

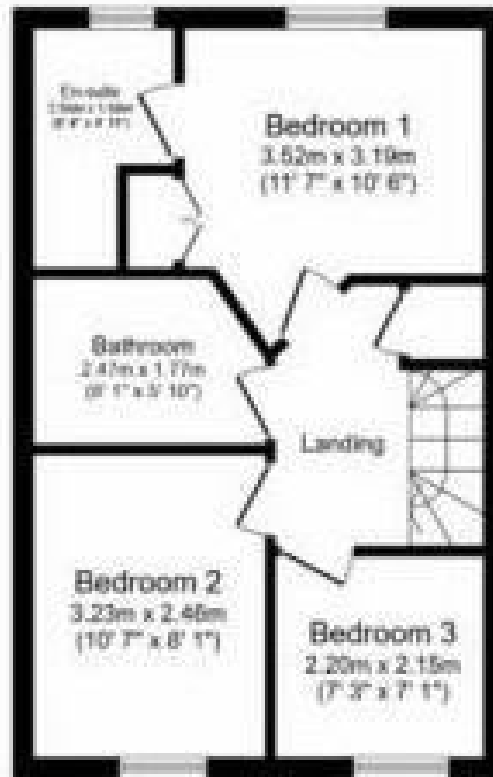
Disclaimer

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.





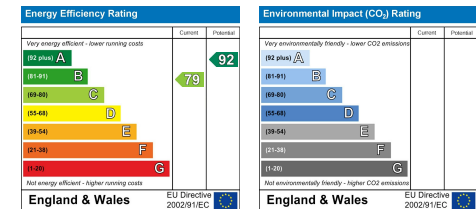
Ground Floor



First Floor

Directions

For Sat Nav purposes use the postcode DE11 9JR



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COUNCIL TAX

Band: B

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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