



2 Westwood Park
Swadlincote, DE11 0RT
£235,000

lizmilsom
properties 

2 Westwood Park, Swadlincote, DE11 0RT

Occupying a GENEROUS SIZED PLOT with ample off road parking, gas centrally heated, & double glazed throughout. Entrance Hall, Spacious Lounge, Fitted Kitchen, Utility, and 3 generous sized bedrooms and family bathroom. Fully enclosed private rear garden with patio area great for entertaining! This beautiful home must be viewed to be fully appreciated. To book your viewing today call the office on 01283 219336 !

- Semi Detached Bungalow
- Spacious Lounge Diner
- 3 Double Bedrooms
- Private Rear Garden
- Fantastic Location
- Fitted Kitchen
- Utility
- Family Bathroom
- Driveway with Ample Parking
- EPC: D/ Tax band : B



Location

This beautiful home is set back from the road. Newhall is well placed for the commuter with excellent road links leading to the towns of Burton on Trent, Ashby de la Zouch and excellent motorway networks. A bus stop is situated within close proximity of the property and local amenities are situated within High Street and Main Street, Newhall including shops, Sainsbury's Convenience Store, hairdressers, Doctors, chemist etc. Newhall has excellent bus routes into Swadlincote and neighbouring towns, also ideally located for schools which include within easy walking distance infant, primary and comprehensive.

Overview

Welcome to 2 Westwood Park, a charming semi-detached bungalow that perfectly blends comfort and convenience. This delightful home boasts a beautifully maintained front garden with lush grass and pleasant shrubs, creating an inviting first impression. A tandem block-paved driveway with a carport offers ample parking space.

As you enter, you are greeted by a welcoming entrance hallway featuring a window that overlooks the front aspect, bathing the area in natural light. This wide and airy space provides access to the utility area and the fitted kitchen.

The utility area is generously sized, offering plenty of wall and base units with rolled edge work surfaces, along with space and plumbing for appliances. A stable door leads out to the delightful rear garden.

The fitted kitchen is modern and well-appointed with a range of wall and base units, complemented by granite-effect worktops. It includes an integrated double oven and induction hob. A window overlooking the rear garden ensures the kitchen is filled with natural light.

Adjacent to the kitchen is the spacious lounge diner. This room features carpeted flooring and French patio doors in the dining area, allowing ample light to flood in. A slight step down leads to the lounge area, which is also carpeted and includes a TV point and a gas fire, with stairs off to the first floor. A door from the lounge leads to the inner hallway.

The inner hallway, has carpeted flooring and French doors that open out to the driveway, there are doors off to provide access to the family bathroom and two downstairs bedrooms. Both Bedroom One and Bedroom Two are

generous doubles located at the front of the property, with Bedroom One benefiting from fitted wardrobes. Bedroom Two offers versatility and can be used as a home office if required.

The family bathroom is modern and well-equipped with a four-piece suite, including a panelled bath, shower cubicle, and closed-closet wash hand basin and low level wc.

On the first floor is Bedroom Three, a generous double bedroom with carpeted flooring, a window overlooking the rear garden, and fitted wardrobes. Additionally, there is a useful door that leads to the attic space, ideal for storage.

The rear garden is a true highlight, featuring a patio seating area perfect for summer months, a lawned area, pleasant shrubs and borders, and a gravelled area leading to a garden shed.

2 Westwood Park is a beautiful home offering a perfect blend of spacious living areas, modern amenities, and delightful outdoor spaces. Don't miss the opportunity to make this charming bungalow your own.

Entrance Hallway

7'5" x 6'11" (2.28 x 2.13)

Utility

9'1" x 7'6" (2.79 x 2.29)

Fitted Kitchen

11'4" x 8'1" (3.47 x 2.48)

Dining Area

11'10" x 8'4" (3.61 x 2.55)

Lounge Area

17'9" x 11'8" (5.43 x 3.57)

Family Bathroom

8'0" x 7'4" (2.46 x 2.24)

Bedroom One

10'1" x 9'8" (3.08 x 2.97)

Bedroom Two

9'9" x 8'1" (2.98 x 2.48)

Bedroom Three

10'11" x 9'10" (3.34 x 3.01)

Viewing Strictly Through Liz Milsom Properties

To view this lovely property please contact our dedicated

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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

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

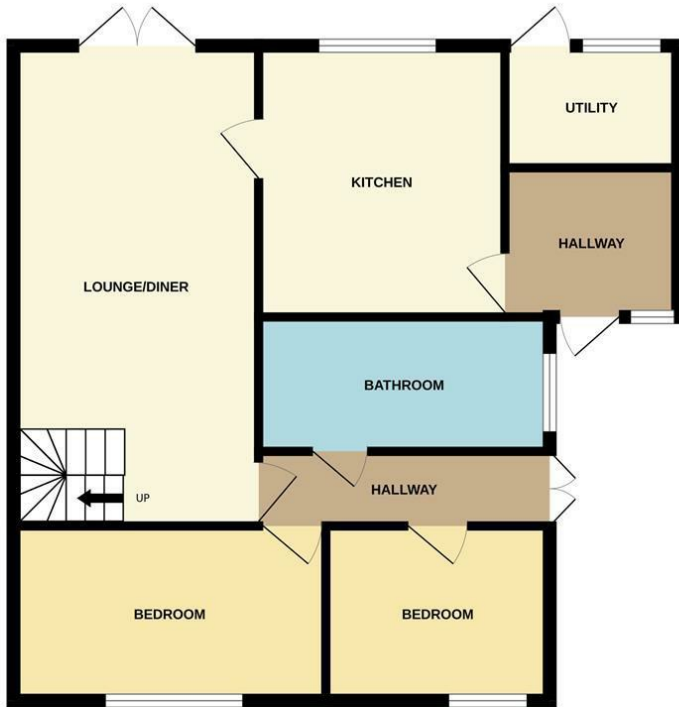
The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, 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 0RT

GROUND FLOOR
694 sq.ft. (64.5 sq.m.) approx.

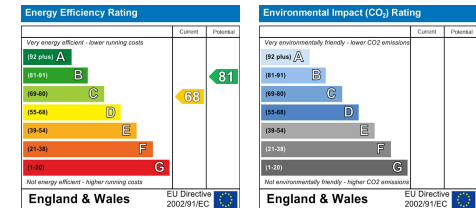


1ST FLOOR
171 sq.ft. (15.9 sq.m.) approx.



TOTAL FLOOR AREA : 865 sq.ft. (80.4 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: 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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circumstances. The fee is up to 1% but a typical fee is 0.3% of the amount borrowed.

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