



**3 Dickens Drive
Swadlincote, DE11 0DX
£279,950**

lizmilsom
properties 

3 Dickens Drive, Swadlincote, DE11 0DX

Offered for sale with *** LIZ MILSOM PROPERTIES *** is this well equipped two bedroom detached Bungalow situated in a small cul-de-sac location of Dickens Drive on the ever popular Poets estate, which is so handy for town. This property briefly comprises of modern fitted kitchen/dining room, utility/sun lounge, well proportioned lounge, two double bedrooms and a large wet room, ideal for mobility issues. . The property has ample off road parking and low maintenance front and rear gardens. Viewing is highly recommended by the Agents, Call us today! Council Tax Band C- EPC rating grade D.

- Rare opportunity! Handy for town
- Small cul-de-sac location on Poets estate
- Reception Hall, spacious Lounge
- Archway to Dining area and Sun Room
- Low maintenance front and rear gardens
- Modern 2 double bedroomed Bungalow
- Gas central heating & double glazing
- Fitted Kitchen with built -in appliances
- Ample off road parking
- Early viewing highly recommended



Location

This property is situated on the Poets Estate which is a sought after location in Swadlincote. It is approximately half a mile from the town centre which provides excellent local amenities with a variety of shops, eateries and a local cinema. This property is located close to bus routes and to local schools. Handy for local amenities and within walking distance to Swadlincote town centre and is well placed for the commuter with excellent road links via the nearby A511 to the towns of Burton on Trent, Ashby de la Zouch and Derby. The M42 is also easily accessible as is the A38 leading to Birmingham and Nottingham. Local amenities include both Primary and Secondary schools within walking distance and there is a local bus route. Close to open countryside there are plenty of walks available and for recreational purposes there is Conkers, Swadlincote Ski Slope, Greenbank Leisure Centre and the National Trust's Calke Abbey just a short drive away.

Overview

The property benefits from double glazing and gas central heating system throughout. A new gas boiler was installed in January 2024 (Installation Certificate available if required)

Upon entering this property through the front entrance door, you will enter the Reception Hall, having useful storage cupboard and door leading through into the spacious Lounge, which is located to the front elevation, having a feature fireplace and double glazed window to the front aspect, wall and central light points and practical laminate flooring. There is an inner Hall with access to both bedrooms and wet room and access into the well fitted kitchen/dining room, the kitchen is fitted with a excellent range of wall and floor mounted units with complementary work surfaces and inset sink and drainer with mixer tap over. There is an integrated gas hob and electric oven and further appliance space. The new Ideal gas boiler which was installed on the 24 January 2024 is also located in this room. There is an archway to the dining area where the flooring runs through. Leading off the Kitchen/diner is the multi-functional Launder/Sun room which has plumbing for a washing machine, space for appliances, stainless steel sink and drainer and is open to the sun lounge with double glazed French doors leading out to the low maintenance rear garden. There are two double bedrooms located to the rear of the property with fitted wardrobes and practical flooring, completing the accommodation is the wet room which has wash hand basin with storage cupboard beneath, shower

and low level WC, Fully tiled walls, two opaque double glazed windows to the side aspect providing plenty of natural light and practical flooring.

The well proportioned accommodation measurements :

Front Entrance Hall

Kitchen/Dining Room

12'8 x 8'5 l shape 8'5 x 8'4 (3.86m x 2.57m l shape 2.57m x 2.54m)

Utility area/Sun lounge

15'10 x 7'4 (4.83m x 2.24m)

Spacious Lounge

15'0 x 11'8 (4.57m x 3.56m)

Double Bedroom One

11'7 x 8'10 (3.53m x 2.69m)

Double Bedroom Two

9'6 x 8'11 (2.90m x 2.72m)

Well equipped Shower Room/Wet Room

8'9 x 7'9 (2.67m x 2.36m)

Outside - Low maintenance gardens

The property occupies a very pleasant location on the ever-popular Poets estate with Dickens Drive being a small select cul-de-sac. There is a brick walled boundary wall with a low maintenance front garden with block paved path leading to the front entrance door. There is side access to the rear garden which has a feature patio area, with gravelled areas, timber garden shed, raised flower borders with a variety of shrubs and plants with panelled fenced boundaries. Both gardens are low-maintenance as this suits our clients needs.

Side driveway providing off road parking

Outside there is a private driveway with off road parking for two vehicles.

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.

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

Measurements

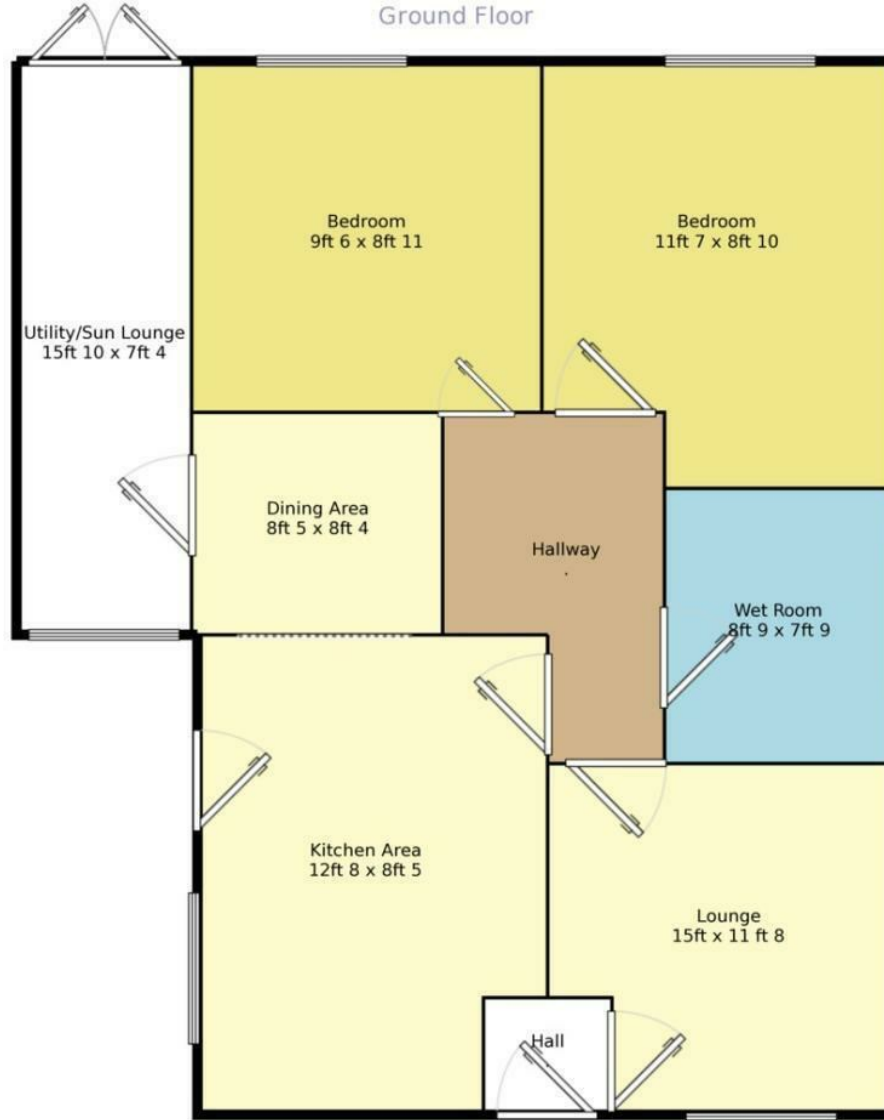
Please note that room sizes are quoted in metres to the nearest tenth of a metre measured from wall to wall. The imperial equivalent is included as an approximate guide for applicants not fully conversant with the metric system. Room measurements are included as a guide to room sizes and are not intended 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.

LMP/LMM/MAC 30.6.2024/1 DRAFT

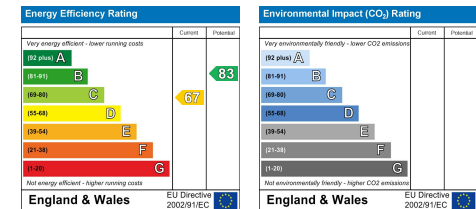




Measurements are approximate. Not to scale. For illustrative purposes only.

Directions

Upon leaving Civic Way continue up to the first island taking the first exit left onto Church Street, follow this road along to the next mini island and continue straight ahead, this is Midway Road, taking a left turn into Tennyson Avenue and taking a left into Wordsworth Way and left into Dickens Drive where the property is located on the left hand side. For SAT NAV PURPOSES use DE11 ODX



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

