



**5 Patina Way  
Swadlincote, DE11 0WP  
Reduced to £244,950**

**lizmilsom**  
properties 

## 5 Patina Way, Swadlincote, DE11 0WP

\*\*\*\* LIZ MILSOM PROPERTIES \*\*\*\* are delighted to bring this modern three bedroom FAMILY HOME to the market. This fantastic home offers generously sized ACCOMMODATION that includes a fabulous fitted breakfast kitchen, spacious lounge diner, Guest cloaks/WC. To the first floor : Master bedroom with en-suite, two further bedrooms and well equipped smart family bathroom. Occupying a prominent plot, with easily maintained front garden, side driveway providing OFF ROAD PARKING and leading to the GARAGE and a private enclosed rear garden. EPC rating B/ Tax Band : B

- Impressive FAMILY home
- Separate Utility
- 3 Generous Size bedrooms - Master with En suite
- Private Rear Garden
- Great Amenities & Road Links
- Splendid fitted Breakfast Kitchen
- Spacious Lounge
- Family Bathroom
- Garage
- EPC: B / TAX BAND : B



## Location

Patina Way is a select small cul-de-sac situated on the impressive new Forest Grange development in Swadlincote by Morris Homes. The development is ideally located within walking distance of the bustling town centre. Swadlincote is well placed for the commuter with excellent road links leading to Burton upon Trent, Ashby de la Zouch and Derby with the major A-roads of the A444, A511 and A38. The M42 is also easily accessible which in turn leads to the major cities. Swadlincote town itself, which is within easy walking distance, has a good range of facilities including the Greenbank Leisure Centre, eateries, Cinema, a variety of supermarkets and shopping facilities and schools are also within walking distance. Doctors Surgery and Health Centre (located just down the road) and the bus station is central close to the Library.

## Overview - Ground Floor

The property benefits from gas central heating and double glazing throughout.

The main entrance to the property is to the front, with a door which is sheltered by an attractive storm canopy which leads to the entrance hall with stairs leading off to the first floor and access to the Guest cloakroom/WC with two piece suite. Door to the spacious Lounge is off to the left and is located to the front being a generous sized room having plenty of natural light with dual aspect windows. The splendid Breakfast kitchen is the full length of the property and has an excellent range of wall and floor mounted units in modern high gloss units, with built in gas hob, electric oven, integrated dishwasher and space and plumbing for appliances. Fitted stainless steel sink unit with ample wood effect work surface areas and wood effect style flooring. There is plenty of room in the breakfast area for a table and French doors lead to the patio and garden. Completing the ground floor accommodation is the separate Utility which is located to the rear of the property accessed from the Kitchen, having a range of units with wall mounted Potterton Promax boiler which is carefully concealed behind a unit which we believe serves both the domestic hot water and central heating systems, separate sink unit, ample appliance space and door leading to the rear garden.

## Overview - First Floor

To the first floor, and carpeted landing, dual aspect windows and built in storage cupboard. The master bedroom is located to the front of the property having fitted wardrobes

and has a well appointed en-suite shower room with three piece suite comprising of a shower cubicle (mains shower) wash basin and WC. Bedroom two is a generous sized bedroom and is located to the front., bedroom three is a similar size and is located to the rear. The family bathroom completes the accommodation and has a panelled bath with shower over, wash basin and WC.

## Reception Hall

6'6 x 4'2 (1.98m x 1.27m)

## Guest Cloaks/WC

6'2 x 3'2 (1.88m x 0.97m)

## Spacious Lounge

17'3" maximum x 13'3" maximum (5.26m maximum x 4.04m maximum)

## Fabulous fitted Dining Kitchen

15'4 x 9'4 (4.67m x 2.84m)

## Separate Utility

6'5 x 4'1 (1.96m x 1.24m)

## First floor and Landing

## Master Bedroom

12'0 x 8'0 excl wardrobes (3.66m x 2.44m excl wardrobes)

## En Suite Shower Room

5'6 x 4'3 (1.68m x 1.30m)

## Bedroom Two

9'6 x 7'5 (2.90m x 2.26m)

## Bedroom Three

9'6 x 7'6 (2.90m x 2.29m)

## Family bathroom

6'3 x 5'5 (1.91m x 1.65m)

## Outside

The delightful rear garden is mainly low maintenance with artificial grass and a patio area which is ideal for entertaining during the summer months.

## Viewing Strictly Through Liz Milsom Properties

To view this lovely property please contact our dedicated Sales Team at LIZ MILSOM PROPERTIES.

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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.



## Directions

For Sat Nav purposes please use DE11 0WP

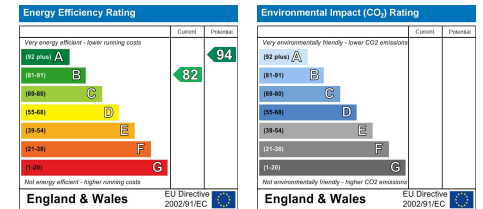
GROUND FLOOR



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: 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

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