



55 Tennyson Avenue
Swadlincote, DE11 0DT
£359,950

lizmilsom
properties 

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**** LIZ MILSOM PROPERTIES **** are delighted to offer this EXTENDED & READY TO MOVE INTO FAMILY HOME with spacious fitted Kitchen, dining room, great size lounge , well equipped with downstairs WC . There are four well proportioned bedrooms to the first floor along with an en suite & family bathroom. Occupying a large plot with pleasant low maintenance rear garden on this enviable and much sought after estate, so handy for the town centre. The property offers very spacious accommodation and viewing is highly recommended to appreciate all that this property has to offer, being ideal for growing family needs. With MOTIVATED SELLERS - EPC grade TBC / TAX BAND: C. Call our friendly team at LIZ MILSOM PROPERTIES - OPEN 7 DAYS, Late till 8pm weekdays.

- Extended 4 Bed Detached Family Home
- Dining Room
- Four Double Bedrooms
- Private Rear Garden
- Tastefully Decorated Throughout
- Spacious Lounge
- Fitted Kitchen
- Family Bathroom & En Suite
- Off Road Parking
- EPC: / Tax Band: C



Location

This property is situated on Tennyson Avenue, which is a sought after location on the Poets Estate. The property is in a good location for schools and local amenities. Swadlincote town centre is approximately a half a mile away. This is a short walk from the estate through the local Eureka Park. Swadlincote provides a range of local amenities with shops, eateries and a local cinema with library and local bus station providing excellent bus routes to neighbouring towns including Burton, Ashby-de-la-Zouch and Derby.

Property Overview

Welcome to 55 Tennyson Avenue, a stunning 4 bed detached family home located in the heart of Swadlincote. This immaculate property boasts great curb appeal with a block paved driveway offering plenty of secure off-road parking.

Upon entering, you are greeted by a welcoming entrance porch featuring carpeted flooring, with stairs leading to the first-floor accommodation and a door to the left opening into the spacious lounge. The lounge is a generous size, flooded with natural light from the bay window overlooking the front elevation. This room benefits from an electric fireplace, adding charm and character, two center light points, two radiators, a TV point, and a doorway leading through to the open-plan kitchen and inner hallway.

The inner hall is an open space with doors off to the dining room, guest WC, and utility room. The dining room, located at the front of the property, is another generous reception room featuring a window overlooking the front elevation, tiled flooring, and tasteful wall paneling. The downstairs WC is just off the inner hallway and includes a low-level WC, pedestal wash hand basin, tiled flooring, and a heated towel rail.

The utility room is equipped with tiled flooring, space, and plumbing for appliances, a useful storage cupboard with solid oak work surfaces, a circular sink, and a side door providing access to the rear garden. The modern fitted kitchen benefits from tiled flooring, matching modern cream wall and floor-mounted units for ample storage with solid oak worktops, a range gas hob, electric oven with extractor, space and plumbing for appliances, a window overlooking the rear garden, and French patio doors opening to the delightful rear garden.

To the first floor, there are four double bedrooms, an en suite, and a family bathroom. Bedroom one is located to the rear of the property and features carpeted flooring, radiator, window overlooking the rear elevation, and the added bonus of an en suite. The en suite is modern and

contemporary, with a three-piece suite comprising a low-level WC, double shower, and closed closet sink with a heated towel rail.

Bedroom two is another generous-sized double room with carpeted flooring, a radiator, and ample space for free-standing furniture, overlooking the front elevation. Bedroom three, also a good-sized double, features carpeted flooring, radiator, and overlooks the front aspect with the added benefit of a useful storage cupboard. Bedroom four is another double bedroom located to the rear, benefiting from fitted wardrobes, carpeted flooring, radiator, and a window overlooking the rear aspect.

The family bathroom completes the accommodation with a panelled bath with shower over, low-level WC, closed closet wash hand basin, tiling to the walls and floor, and a window to the side elevation.

The rear garden is low maintenance, primarily paved with walled borders. Steps lead up to a seating area and summerhouse, which benefits from lighting and power.

In summary, this property is immaculate and tastefully decorated throughout, making it an ideal family home with parks, schools, and the local town all within a 10-minute walk.

Entrance Hall

6'0 x 4'0 (1.83m x 1.22m)

Spacious Lounge

23'11 x 11'5 (7.29m x 3.48m)

Fitted Kitchen

17'2" x 9'7" (5.24 x 2.93)

Utility

Inner Hall

12'6" x 8'11" (3.82 x 2.74)

Guest Cloaks / Wc

Dining Room

12'11" x 9'3" (3.95 x 2.84)

Bedroom One

12'11" x 9'3" (3.95 x 2.84)

En Suite

7'1" x 5'10" (2.18 x 1.79)

Bedroom Two

10 x 7'10 (3.05m x 2.39m)

Bedroom Three

12'7 x 7'9 (3.84m x 2.36m)

Bedroom Four

7'9 x 7'1 (2.36m x 2.16m)

Family Bathroom

7'10 x 5'4 (2.39m x 1.63m)

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.

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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

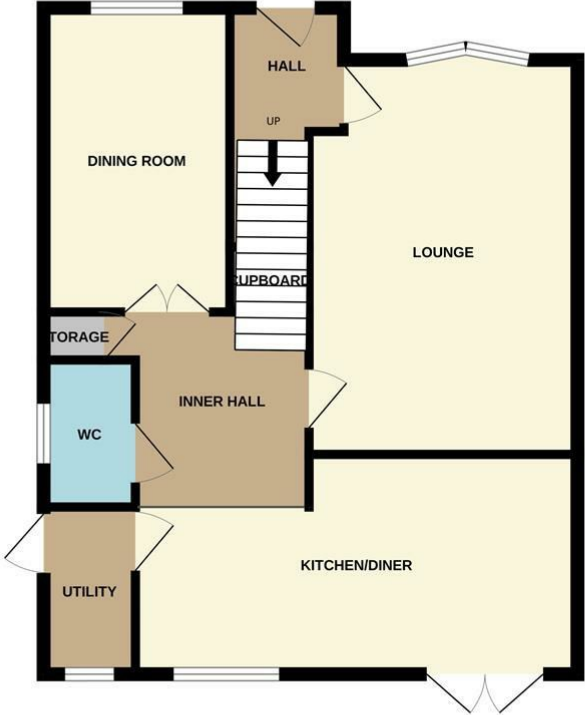
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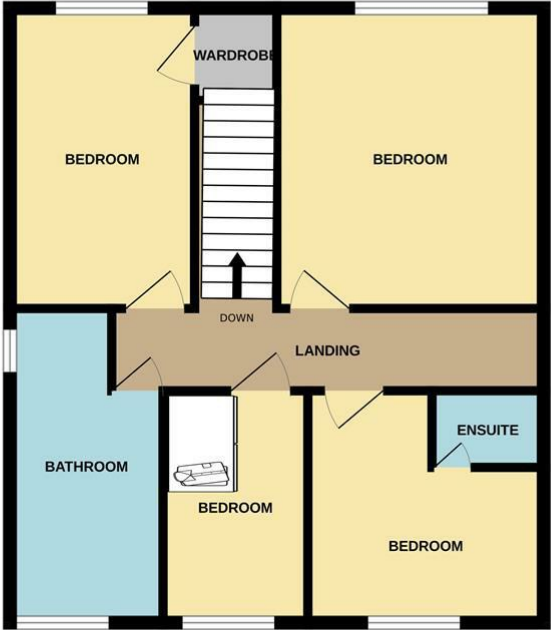
Directions

For Sat Nav purposes use the Postcode DE11 0DT

GROUND FLOOR
616 sq.ft. (57.2 sq.m.) approx.

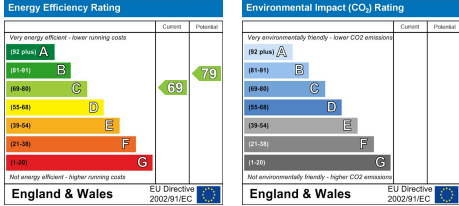


1ST FLOOR
586 sq.ft. (54.5 sq.m.) approx.



TOTAL FLOOR AREA : 1202 sq.ft. (111.7 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 , 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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