



**7 Herbert Drive
Swadlincote, DE11 7FH
Offers over £275,000**

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properties 

7 Herbert Drive, Swadlincote, DE11 7FH

*** LIZ MILSOM PROPERTIES *** are delighted to bring to the market, this fantastic, beautifully presented, four bedroom Semi detached family home, built by Ashberry Homes, offering READY TO MOVE INTO accommodation that is tastefully decorated throughout! Situated in a desirable semi Rural Location with delightful walks nearby and excellent road links for the commuter. Complete with delightful rear garden, stunning Kitchen/Diner, spacious Lounge with French doors, 4 Generous size bedrooms, En suite Shower Room & Family Bathroom. Side driveway with parking and Garage. EPC rating B - Council Tax C - Book your viewing today!

- 4 Bed Semi-Detached FAMILY HOME
- Spacious Lounge
- Fitted Kitchen Diner
- Guest Cloaks
- 4 Good Size Bedrooms
- En suite & Family Bathroom
- Delightful Rear Garden
- Garage & Driveway
- Tastefully decorated throughout
- EPC: B / Tax Band:



Location

Hartshorne View is an elegant development of 3, 4 and 5-bedroom homes, nestled in the picturesque countryside of South Derbyshire, at the heart of The National Forest. With convenient local amenities on your doorstep and a range of family attractions nearby, this development is sure to appeal to a wide audience of purchasers. Bordering picturesque green space and close to excellent local amenities, the development is less than a mile from iconic historic buildings, such as the Grade II-listed Manor House and the 17th century St Peters Church. With miles of picturesque scenery to be explored, visitors are encouraged to embark on one of the area's many walking routes - stopping off to enjoy some home-made refreshments at one of Hartshorne's traditional village pubs.

Overview

Welcome to 7 Herbert Drive, a beautifully decorated, three-storey, four-bedroom Semi-detached family home that epitomizes modern living. This property boasts fantastic curb appeal with its low-maintenance gravelled fore garden, elegant raised beds, and inviting steps leading to the front door. A tandem driveway and a single garage provide ample space for secure parking or additional storage.

Upon entering, you're greeted by a welcoming entrance hallway with doors leading to all ground floor accommodation and carpeted stairs ascending to the first floor landing. The splendid fitted kitchen, situated at the front of the property, features modern matching wall and floor mounted units, integrated appliances including a fridge freezer, electric oven with extractor, washing machine, and dishwasher. The kitchen also benefits from tiled flooring, a stainless steel sink, and a window that allows for plenty of natural light, making it a bright and functional space.

The guest cloakroom, accessible from the hallway, includes a low-level WC, pedestal wash hand basin, and tiled flooring. The spacious lounge, also on the ground floor, is designed for comfort and relaxation, featuring carpeted flooring, radiator, useful understairs storage cupboard, TV point, and a central light point. This room enjoys a bright and airy feel, thanks to a window overlooking the rear aspect and French patio doors that lead out to the delightful rear garden.

On the first floor, you'll find three generously sized bedrooms and the family bathroom. Bedroom Two, located at the front, is a large double room with carpeted flooring, radiator, and a window overlooking the rear aspect. Bedroom Three, another good-sized double, features carpeted

flooring, radiator, tasteful wall panelling, and a window overlooking the rear. Bedroom Four, currently used as a home study, offers carpeted flooring, radiator, and a window with a rear view. The family bathroom, also on this floor, includes a modern three-piece suite with a panelled bath and mains shower, low-level WC, and a pedestal wash hand basin, complemented by a window to the front elevation.

The second floor is dedicated to Bedroom One, currently utilized as a dressing area/playroom by the current owners. This versatile space has the potential to serve as a double bedroom and features carpeted flooring, loft hatch, window to the front elevation, tasteful panelling, and the added luxury of an en-suite bathroom. The en-suite includes a mains shower, low-level WC, pedestal wash hand basin, and a skylight, providing ample natural light.

The rear garden is designed for low maintenance, with a primary patio area, an astroturfed lawn, and three distinct seating areas perfect for summer entertaining. Secure fence boundaries and a side access gate provide added security and convenience, leading to the garage and driveway.

7 Herbert Drive offers ready-to-move-in accommodation, tastefully decorated throughout, making it an ideal family home. Located in a sought-after estate within walking distance of schools and picturesque village walks.

Entrance Hall

Guest Cloaks / Wc

Fitted Kitchen Diner

13'8 x 9'3 (4.17m x 2.82m)

Spacious Lounge

16'3 x 13'0 (4.95m x 3.96m)

Stairs & Landing

Bedroom Two

9'3 x 12'8 (2.82m x 3.86m)

Bedroom Three

12'2 x 8'3 (3.71m x 2.51m)

Bedroom Four

7'6 x 9'1 (2.29m x 2.77m)

Family Bathroom

First Floor stairs and Landing

Bedroom One

16'5 x 12'5 (5.00m x 3.78m)

En Suite

5'0 x 6'3 (1.52m x 1.91m)

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

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.



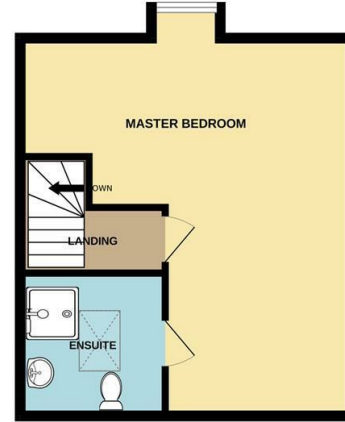
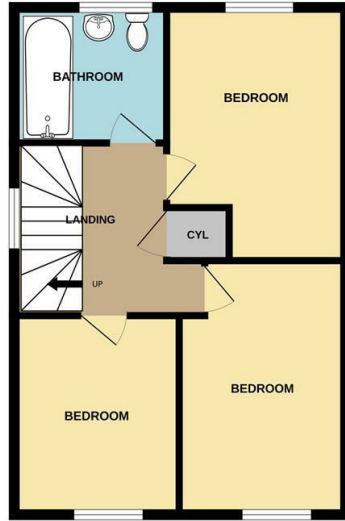
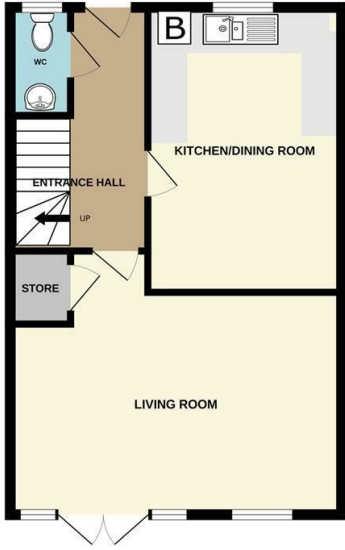
Directions

For Sat Nav purposes use the postcode DE11 7FH

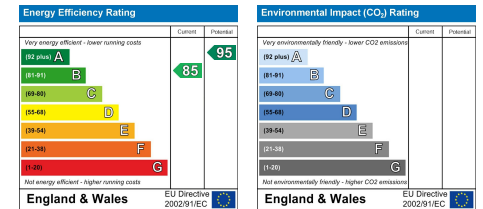
GROUND FLOOR

1ST FLOOR

2ND 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: 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.

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