



**1 Fox Gardens**  
**Hartshorne, Derbyshire DE11 7JF**  
**£225,000**

**lizmilsom**  
**properties** 

## 1 Fox Gardens, Hartshorne, Derbyshire DE11 7JF

\*\* LIZ MILSOM PROPERTIES \*\* is pleased to present this modern THREE-BEDROOM SEMI-DETACHED family home, nestled within an exclusive small development completed in 2021. The property boasts oak internal doors and a stylish shaker-style kitchen equipped with modern appliances and LED lighting. The modern bathrooms add to the luxurious feel. The spacious ground floor offers a generous Dining Kitchen, a convenient Cloaks/WC, and a Lounge to the rear with French doors that open onto the rear garden. Upstairs, the Master Bedroom features an En-suite shower room, accompanied by two additional Bedrooms and a Family Bathroom. Outside, the property benefits from a delightful rear garden and a driveway providing OFF ROAD PARKING. Hurry to View.....

- Excellent Investment Opportunity
- Small select development, cul-de-sac location
- Three BED SEMI-DETACHED HOME
- Double width off road parking
- Splendid Dining Kitchen Rear facing Living Room
- Guest Cloaks, first floor Family Bathroom
- Master Bedroom & Ensuite
- Pleasant non overlooked garden
- Excellent commuter links M42 easy access
- Great location - Viewing essential!!!



## Location

Hartshorne is a highly popular village in South Derbyshire approximately 2.0 miles east of Swadlincote and approximately 4 miles west of Ashby de la Zouch, a popular market town offering a range of local amenities and facilities together with transport links and via the A42 dual carriageway to East Midlands conurbations and beyond. Woodville close by also offers a range of village amenities within one mile of the property, including local convenience mini-supermarket, schools, to suit all ages. Post Office, do it your self/Ironmongers large Store, local eateries and Doctors surgery with in house Pharmacy. The village is also located on the fringe of the National Forest with associated countryside walks and easy access to Conkers National Forest, Moira Furnace Road. Excellent road links to also lead to Nottingham East Midlands Airport and Birmingham Airport together with main line Intercity rail links at Tamworth and East Midlands Parkway.

## Overview - Ground Floor

Upon entering the property, the front entrance door, secured with an intruder alarm system, opens into the generously sized Dining Kitchen. This space is finished to a high standard, featuring a range of floor and wall-mounted units, with ample space for freestanding white goods. Continuing through the property, the spacious Lounge offers a pleasant view of the rear garden, creating a comfortable and inviting living area. Completing the ground floor is a convenient cloakroom WC.

## First Floor - Overview

The staircase ascends from the inner hallway to the first-floor landing, providing access to three Bedrooms and the Family Bathroom. Overlooking the rear elevation, both the principal bedroom and the third Bedroom offer tranquil views, with the Master Bedroom further enhanced by a private En-suite shower room. The second Bedroom, positioned at the front elevation, is a comfortable double room, while the family Bathroom, also at the front, is well-appointed with a three-piece suite.

## Kitchen/Diner

14'7 x 12'9 (4.45m x 3.89m)

## Inner Hallway

## Ground Floor Cloaks/WC

### Spacious Lounge

14'7 x 11'9 (4.45m x 3.58m)

### Stairs to the First Floor & Landing

### Master Bedroom

14'9 x 8'2 (4.50m x 2.49m)

### En-Suite

### Bedroom Two

10'10 x 8'2 (3.30m x 2.49m)

### Bedroom Three

11'9 x 6'1 (3.58m x 1.85m)

### Family Bathroom

### Outside - Overview

Externally, the property offers off-road parking on a hardstanding area with space for two vehicles. There is a paved bin shaved storage area. The rear of the property features a well maintained garden primarily laid to lawn, complemented by a generously sized patio area, perfect for outdoor entertaining and rear access gate along with garden shed.

### 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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## 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.

## 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.

## 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.

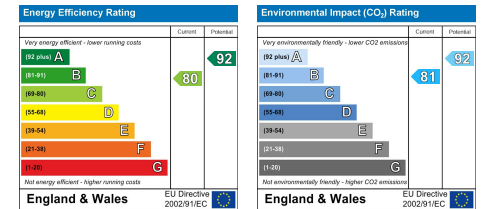
## Tenure

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.



## Directions

For SAT NAV PURPOSES use DE11 7JF



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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

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