



**16 Clifton Close**  
**Swadlincote, DE11 9SQ**  
**Reduced to £209,000**

**lizmilsom**  
**properties** 

## 16 Clifton Close, Swadlincote, DE11 9SQ

Nestled in a quiet established cul-de-sac with minimum passing traffic, on the popular Walton Park development, this is a splendid opportunity to acquire a modern three bedroomed semi-detached home being offered by **\*\*LIZ MILSOM PROPERTIES\*\***. Internally impressive Reception Hall, spacious Lounge/Dining Room and fitted Kitchen. To the first floor there are three well portioned bedrooms and two piece family bathroom and separate WC. Plenty of parking on a smart driveway leading to above sized garage. Delightful rear garden with sun patio and rear garden. EPC rating D - Council Tax Band B. Viewing strongly recommended.

- Perfect for families and first time buyers!
- Gas central heating & double glazing
- Fitted oak style Kitchen with oven and hob
- Family bathroom & Separate WC
- Larger than average garage, quiet cul-de-sac
- Splendid 3 bedroom semi-detached home
- Spacious Lounge/Diner
- 2 double bedrooms and generous single
- Smart driveway providing ample parking
- Delightful rear garden - VIEW EARLY!!



## Location

Located near schools, local amenities, parks, and walking routes, the location affords a perfect blend of convenience and lifestyle benefits. This property is ideally suited for couples, young families or first-time buyers. Nestled in a quiet cul-de-sac on the highly sought-after 'Walton Park' estate, this property, being within walking distance to the 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 has an excellent range of facilities including eateries, Cinema, a variety of supermarkets and shopping facilities. Doctors Surgery and Health Centre, and the bus station is central close to the Library. Leisure pursuits are provided by the National Forest with Hicks Lodge, Moira Furnace and Conkers all close-by and ample activities in and around Swadlincote itself, including Greenbank Leisure Centre and the Snowsports Centre

## Overview

The property has the benefit of gas central heating, new boiler installed 29th August 2019 and double glazing throughout.

Liz Milsom Properties are delighted to present this charming chalet style three bedroom property for sale in a vibrant locality with a strong community, within easy walking distance of the town centre or a short drive. This three-bedroom house is a delightful find due to the quiet location. The property presents as neutrally decorated, offering a blank canvas to infuse your own style and personality. The EPC rating is D and it falls within council tax band "B".

The living space comprises of one neatly presented reception room, offering a separate space for relaxation and entertainment, with an archway leading through to for dining area perfect for family meals. The kitchen is well fitted with oak style units, sunlit space with window overlooking the delightful garden. There are built in appliances which include electric oven, gas hob and extractor, plenty of appliance space and plumbing for an automatic washer and door leading through to the rear patio and garden.

On the first floor there are three well proportioned bedrooms. The first bedroom is a spacious and double-sized, located at the front of the property with plenty of natural light and a range of free standing wardrobes and matching units. The second double bedroom is located to the rear overlooking the rear garden and third bedroom are comfortable single room with built in bed base, offering versatility for use as a guest room or home office if required.

Completing the first floor accommodation is the well equipped two piece family bathroom and Separate WC.

This wonderful home offers a great opportunity for those seeking their first step onto the property ladder or couples looking for a cosy nest. There is plenty of potential to make this a lovely home being able to place your own mark on the property.

## The accommodation measurements:-

### Reception Hall

5'10" x 12'3" (1.79 x 3.74)

### Spacious Lounge/Diner

22'8" x 11'11" reducing to 9'11" (6.93 x 3.64 reducing to 3.04)

### Fitted Kitchen

10'4" x 7'10" (3.15m x 2.40m)

### First floor & landing

#### Double bedroom

12'2" x 10'0" (3.72 x 3.05)

#### Double bedroom

9'6" x 10'5" (2.90m x 3.20)

#### Family bathroom

7'0" x 5'6" (2.15 x 1.70)

#### First floor Separate WC

7'0" x 2'9" (2.15 x 0.84)

#### Bedroom Three

8'9" x 7'2" (2.67m x 2.2)

## Outside

One of the unique features of the property is the location as it is situated at the head of a very quiet established cul-de-sac, so very limited passing traffic, and has a smart block paved driveway providing ample off road parking and leading to the above average sized attached garage with electric door, rear service door leading to the garden and patio and light and power supply. Additionally, the property comes with a delightful garden, providing an inviting outdoor space for leisure or entertaining having a patio area, lawn and flower borders and Shed.

## Smart block paved driveway proving ample parking

### Above average sized attached garage

9'5" x 21'9" internal measurements (2.88m x 6.63 internal measurements)

With electric door, light and power supply, rear service door leading to the garden and patio.

## 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 –

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Available:

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9.00 am - 5.00 pm Friday

9.00 am – 4.00 pm Saturday

Closed - Sunday

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**NB GRANT OF PROBATE issued 23 April 202**

## 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.

LMPL/LMM/01.09.2024/1 DRAFT



GROUND FLOOR  
707 sq.ft. (65.7 sq.m.) approx.



1ST FLOOR  
437 sq.ft. (40.6 sq.m.) approx.

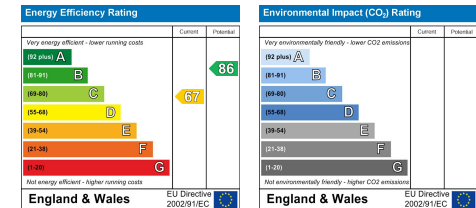


TOTAL FLOOR AREA: 1144 sq.ft. (106.3 sq.m.) approx.

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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## Directions

The property is best approached by traveling from Swadlincote town centre along Civic Way, at the Sainsburys roundabout take the first exit, passing the Greenbank Leisure Centre on the left. Proceed into Hearthcote Road, continue for some distance and upon reaching the mini-roundabout turn left into Chiltern Road. Follow the road and take the fourth right hand turn onto Clifton Close. On entering the cul-de-sac, bear right where the property may be found at the end of the cul-de-sac on the left hand side, clearly denoted by our distinctive red 'For Sale' board For SAT NAV PURPOSES use: DE11 9SQ



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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

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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