



**23 Cinder Avenue**  
**Swadlincote, DE11 0FS**  
**£319,999**

**lizmilsom**  
**properties** 



## 23 Cinder Avenue, Swadlincote, DE11 0FS

\*\*\* Check out the NEW PRICE of this stylish, Spacious and Much Improved Family Home NOW ONLY £319,999 - with Superb Outdoor Space! This immaculate four double bedroom, modern detached home offers tastefully presented and generously sized accommodation that includes a lounge, splendid fitted breakfast kitchen/dining/family area, utility area and Cloaks/WC There's also a family bathroom and en-suite to the master with fitted wardrobes. To the rear there's a private garden with an extensive patio and artificial lawn, together with a feature bar/games room which is the former garage, perfect for socialising with friends and family. Located on the ever popular development built by Morris Homes, being so handy for amenities. Long side driveway provides off road parking. EPC rating B- Council Tax Band D. Hurry to view - CALL the Award winning LIZ MILSOM PROPERTIES TO VIEW!

- Stunning Family Home! Must be viewed!
- Stylish fitted Kitchen/Diner/family room
- Spacious Lounge, Utility area & Cloaks/WC
- Beautifully presented throughout
- Master with fitted wardrobes & En Suite
- 3 further bedrooms, one with wardrobes
- Feature bar/Family room - former garage
- Long driveway with ample parking
- Landscaped Superb Outdoor Space!
- VIEWING HIGHLY RECOMMENDED!!



**Location**

Cinder Avenue is situated on the impressive now fully completed 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, having great amenities including healthcare facilities and the Greenbank Leisure Centre, eateries, Cinema, a variety of supermarkets, shopping facilities and schools are also within walking distance. Doctors Surgery and Health Centre.

**Overview Ground floor & First floor**

The main access to the property is to the front, with a door leading into a spacious entrance hallway with doors to the ground floor rooms, stairs to the first floor, an under stairs cupboard and a Guest Cloakroom/WC. To the front of the house is the lounge, perfect for relaxing and family time. The re-modelled splendid fitted kitchen is a great size room being located off the hall having a comprehensive range of white, high gloss wall and floor mounted units with a central island/breakfast bar, along with integrated gas hob, electric oven, dishwasher and wine cooler, space for a US style fridge freezer. There is an open fronted Utility with plumbing for an automatic washer and the gas boiler is also located in this room carefully concealed behind a matching unit.

Overview - First Floor - The stairs from the hall lead to galleried landing with doors off to the generous sized bedrooms and family bathroom. The master bedroom is a large double, located to the front of the house, with fitted wardrobes and an en-suite shower. Bedroom two is also a double, located to the front with a fitted wardrobe. Bedrooms three and four are located to the rear of the house. The family bathroom completes the accommodation and has a bath, mains shower over, wash basin and WC. Fitted carpets throughout.

**The beautifully presented accommodation :-**

**Reception Hall**

**Spacious Living Room**

15'9" x 11'2" (4.80m x 3.40m)

**Generous sized Cloaks/WC**

5'7" x 4'6" (1.70m x 1.37m)

**Open plan fitted Dining Kitchen/family area**

24'3" x 10'7" (7.39m x 3.23m)

**Separate open Utility area**

5'7" x 5'6" (1.70m x 1.68m)

**First floor and Landing**

**Master Bedroom**

12'6" x 11'5" (3.81m x 3.48m)

**En Suite Shower Room**

7'9" x 4'3" including shower (2.36m x 1.30m including shower)

**Double bedroom**

12'6" x 10'6" (3.81m x 3.20m)

**Double bedroom/Office**

9'1" x 8'6" (2.77m x 2.59m)

**Generous single Bedroom**

9'35" x 7'9" (2.74m x 2.36m)

**Family bathroom**

7'2 x 6'0" (2.18m x 1.83m)

**Outside**

The property occupies a pleasant position set back from the road, To the side of the property there's a long drive with parking for three cars, (With external car charging point) leading to the garage (presently used as a Family room with fitted bar with French doors conveniently opening onto the extensive 'L' shaped patio area perfect for entertaining family and friends. The private rear garden is not overlooked enjoying a high degree of privacy with paneled fenced boundaries, established evergreen laurel hedging and artificial lawn area for ease of maintenance.

**Detached Bar/family room (former garage)**

18'6" x 9'3" internal measurements (5.64m x 2.82m internal measurements)

**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.

**Important Note**

We understand that there is a Service charge is extra on this property which is to maintained the many communal

areas, playground and landscaped areas, we believe this cost is around £174.84 per annum. Our sellers currently pay in two instalment's every 6 months of £87.42

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

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9.00 am - 5.00 pm Friday

9.00 am – 4.00 pm Saturday

Closed - Sunday

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**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/GTM/10.09.2024/1 DRAFT

LMPL/LMM/GTM/17.09.2024/2 APPR











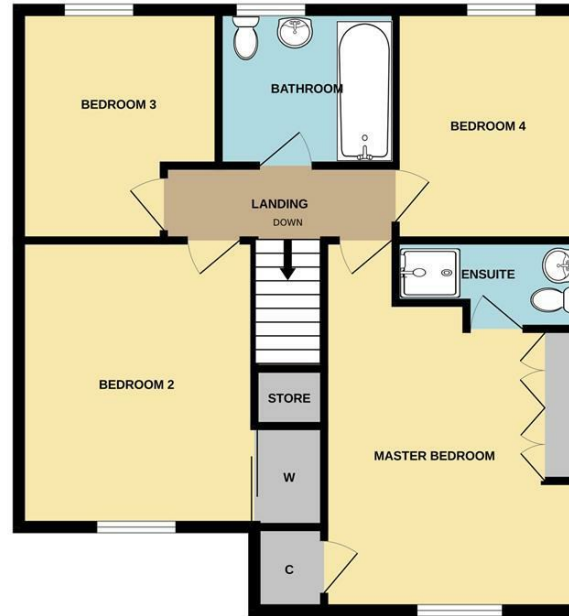
## Directions

For SAT NAV purposes use DE11 oFS

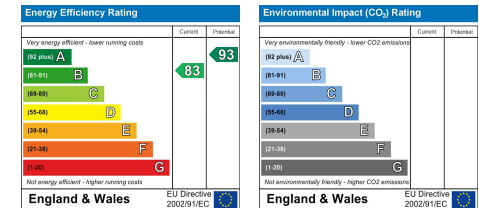
GROUND FLOOR



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: D

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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