



**60 Valley Road**  
**Swadlincote, DE12 6NN**  
**£499,950**

**lizmilsom**  
**properties** 

## 60 Valley Road, Swadlincote, DE12 6NN

\*\*\* NEW PRICE RELEASE \*\*\* An extremely spacious EXECUTIVE 5-bedroom FAMILY HOME located in the village of Overseal, which MUST BE VIEWED TO BE APPRECIATED. This property features a welcoming reception hallway, a large open-plan family/diner/kitchen area with an adjacent utility room, a lounge with garden views, a study, and a ground floor WC. Upstairs, the master suite offers fitted wardrobes and an ensuite shower room, while a second double bedroom also boasts its own ensuite. Additionally, there are two more double bedrooms, a single bedroom and a family bathroom. The exterior includes OFF ROAD PARKING, a large GARAGE, and a fully enclosed, established rear garden. Viewings are highly recommended to appreciate the size and value of this home. EPC Rating "C"/Council Tax Band "D" .....

- 5-Bedroom EXECUTIVE HOME
- Spacious lounge/GF Cloaks
- 2 x Bedrooms with Ensuites
- 1 x Single Bedroom
- GARAGE with Inspection Pit
- Reception Hallway & Study
- Large kitchen/family/diner
- 2 x Further DOUBLE Bedrooms
- Newly Fitted Family Bathroom
- Enclosed Rear Garden



## Location

Situated in the popular community village of Overseal, in the heart of the National Forest, the property is well placed for access to village amenities which include a primary school, pub, mini market, post office, doctors surgery and village hall along with a variety of activities and walks available offered by the National Forest. Overseal is also ideally placed for access to the M42 commuter routes to Birmingham , Nottingham and Leicester.

## Reception Hallway

Step into the inviting Reception Hallway, where all ground floor accommodation conveniently leads off, providing seamless access to each area. A staircase to the first floor offers an elegant focal point, while a spacious storage cupboard neatly houses the electric meter and a secure safe, adding both practicality and peace of mind to this thoughtfully designed home.

## Stunning Lounge

16'4" x 11'5" (4.98m x 3.5m)

This stunning room boasts picturesque views of the rear elevation, with patio doors seamlessly connecting the interior to the beautiful garden and patio area. The focal point of the space is the impressive floor-to-ceiling brick fireplace, featuring an inset multi-fuel burner, perfect for cosy evenings. The room is further enhanced by elegant solid oak flooring, a TV point for convenience, and a radiator, combining style and comfort in equal measure.

## Study

11'7" x 10'7" (3.55m x 3.23m)

A versatile home office or study, this room features engineered oak flooring for a polished finish, a window overlooking the front elevation that provides natural light, and a radiator for year-round comfort. Additionally, a door offers direct access to the garage, adding a practical touch to this well-designed workspace.

## Ground Floor WC

The modern ground floor cloakroom features a sleek two-piece white suite, including a closed-closet sink and WC for a contemporary touch. Engineered oak flooring in from the Reception Hallway, enhancing the sense of cohesion. A radiator ensures comfort, while spotlights provide feature lighting, adding a sophisticated finish to this practical space.

## Modern Kitchen

19'10" x 9'11" (6.05m x 3.04m)

This generously sized room is perfect for entertaining, featuring an open-plan design that flows effortlessly into the Family/Diner area. A window to the rear elevation fills the space with natural light, while the kitchen boasts a range of high-gloss cream wall and floor units, complemented by elegant oak work surfaces. The integrated appliances, sink with drainer, and tiled flooring add both style and functionality. The room is finished with spotlight feature lighting, creating a warm and inviting atmosphere for family gatherings and social events

## Open Plan Family/Diner

26'4" x 12'11" (8.04m x 3.95m)

This fantastic-sized room is bathed in natural light, thanks to its dual-aspect feature window to the front and bi-fold doors opening onto the rear garden. The engineered oak flooring adds warmth and elegance, while the wall-mounted TV point offers convenience. Spotlight feature lighting, along with downlighter points, beautifully illuminates the dining area, creating an inviting and sophisticated space perfect for both relaxation and entertaining.

## Separate Utility Room

7'7" x 6'0" (2.33m x 1.85m)

The separate utility room is a valuable addition to the home, offering wall and floor-mounted units with ample work surface areas. It provides convenient plumbing and space for appliances, making household tasks effortless. A door leads directly out to the rear garden, enhancing the practicality of this well-designed space

## Stairs to First Floor & Landing

### Master Bedroom Suite

15'5" x 12'11" excl robes (4.70m x 3.95m excl robes)

The Master Bedroom Suite offers complete privacy from the rest of the home, with exclusive access to both the bedroom and ensuite shower room. This spacious room features a window to the front elevation, allowing natural light to fill the space. Fitted walk-in mirrored wardrobes span the length of one wall, providing ample storage while adding a sense of openness. The room is finished with cosy carpeted flooring, a central light point, and a radiator, ensuring comfort and style in this serene retreat.

### En-Suite Shower Room

8'1" x 6'1" (2.47m x 1.87m)

A door from the Master Bedroom opens into the Ensuite Shower Room, featuring a modern three-piece white suite. An opaque window to the rear elevation ensures privacy while allowing natural light to filter in. The room is enhanced by spotlight feature lighting, creating a bright and fresh atmosphere, and a heated towel rail adds a touch of luxury and warmth.

### Bedroom Two

18'6" x 11'10" (5.64m x 3.63m)

The second bedroom is equally impressive, offering a spacious double bedroom suite with plush carpeted flooring. There is ample room for wardrobes, providing excellent storage options. The spot light feature lighting adds a modern touch, while a radiator ensures comfort. A door leads directly through to the adjoining Ensuite further enhancing the practicality of this well-proportioned room.

### En-Suite Shower Room

8'5" x 5'6" (2.58m x 1.68m)

The modern contemporary ensuite shower room features a sleek three-piece suite, including a low-level WC, a wash hand basin, and a stylish shower cubicle. The space is well-lit with spotlight feature lighting, and a towel heater adds a touch of luxury and warmth, ensuring a comfortable and practical experience.

### Bedroom Three

16'11"n x 14'8" (5.18n x 4.49m)

A further double bedroom is beautifully appointed with a dormer window to the front elevation and two Velux windows to the rear, ensuring plenty of natural light throughout the day. The room features carpeted flooring for comfort, spot light feature lighting for a modern touch, and a radiator for added warmth.

### Bedroom Four

11'11" x 8'5" (3.64m x 2.57m)

The final double bedroom overlooks the front elevation, offering a pleasant view and plenty of natural light. It features carpeted flooring for added comfort, a built-in wardrobe for convenient storage, and a radiator to ensure a cosy atmosphere.

### Bedroom Five

8'5" x 8'9" (2.58m x 2.67m)

The fifth bedroom, though a single, is generously sized and overlooks the rear elevation. It features carpeted flooring for a cozy feel, a central light point for illumination, and a radiator to maintain comfort.

## Family Bathroom

9'8" x 5'8" (2.96m x 1.74m)

The family bathroom, recently installed within the last six months, showcases a modern contemporary design. It features a sleek three-piece suite, including a panelled bath with an electric Triton shower over, a closed closet sink, and a WC. The room is finished with vinyl flooring for easy maintenance and an opaque window to the rear elevation, ensuring both privacy and natural light.

## Outside - Overview

Outside - Front:

The front of the property presents an inviting and well-maintained exterior. The approach is complemented by a neatly paved driveway providing ample parking space, bordered by carefully landscaped gardens. The front garden features a blend of attractive plants and shrubs, enhancing the curb appeal. The driveway leads to the entrance, offering a welcoming entry point to this charming home.

Outside - Rear:

The rear garden is a versatile outdoor space featuring several patio areas, perfect for al fresco dining and relaxation. Included in the sale are the sheds and log store, offering additional storage and practicality. Established shrubs and trees add an array of color and create a private, non-overlooked setting, enhancing the tranquility and appeal of this outdoor retreat.

## Above average sized garage

The larger-than-average garage is equipped with secure roller shutter doors at the front and patio doors to the rear elevation, providing easy access and versatility. Inside, the space is well-appointed with lighting and power, and includes a dedicated workshop area for DIY projects. Additionally, an inspection pit is featured, adding a practical touch for automotive enthusiasts or maintenance tasks

## 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.

## 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.

LMPL/DLG17.09.2024/1 DRAFT

LMPL/DLG/LMM/18.09.2024/2 APPR





# Directions

For SatNav purposes follow DE12 6NN

GROUND FLOOR  
1551 sq.ft. (144.1 sq.m.) approx.

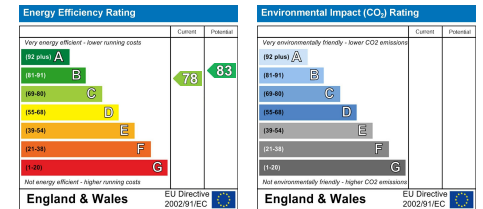


1ST FLOOR  
1291 sq.ft. (119.9 sq.m.) approx.



TOTAL FLOOR AREA : 2842 sq.ft. (264.0 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: 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

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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