



**10 Westfield Road**  
**Swadlincote, DE11 0BG**  
**£325,000**

**lizmilsom**  
**properties** 

## 10 Westfield Road, Swadlincote, DE11 0BG

\*\* LIZ MILSOM PROPERTIES \*\* are delighted to present this charming 3-BEDROOM COTTAGE, ideally situated on Westfield Road, offering spacious living with NO UPWARD CHAIN. Set within a generous, non-overlooked plot, the property boasts a welcoming Reception Porch, leading to a bright and airy Reception Hallway. The ground floor features a large Lounge/Diner with stairs to the first floor, a well-proportioned Breakfast Kitchen, and a convenient Shower Room. Upstairs, you'll find THREE DOUBLE Bedrooms and a separate WC. Externally, the cottage benefits from OFF ROAD PARKING for several vehicles, a DOUBLE WIDTH GARAGE, and a beautifully maintained, private rear garden. This property offers immense potential and must be viewed to fully appreciate its size and charm. EPC Rating: "E" / Council Tax Band: "C". HURRY TO VIEW!

- 3-BEDROOM DETACHED COTTAGE
- NO UPWARD CHAIN
- Generous sized plot/Non-overlooked position
- Reception Hallway
- Spacious Lounge/Diner
- Large Breakfast Kitchen
- Ground Floor Shower Room
- Three DOUBLE Bedrooms
- Double GARAGE & Off Road Parking
- Fully Enclosed Rear Garden



## Location

Westfield Road is a much favoured and highly respected location for the town, close to schools, excellent recreational activities including Eureka Park, Swadlincote Ski slope, Greenbank Leisure Centre and Conkers. Strategically placed for the commuter, Swadlincote is well placed for the A511, A38 and the M42 leading to the towns of Burton on Trent, Ashby -de-la-Zouch, Lichfield : and the cities of Leicester, Nottingham and Birmingham.

## Reception Porch

### Reception Hallway

9'6" x 9'6" (2.92m x 2.9m)

The property features a generously sized Hallway with carpeted flooring, offering a warm and welcoming entrance. The hallway provides access to the Breakfast Kitchen, ground floor Shower Room, and includes a useful storage cupboard, ideal for keeping everyday essentials neatly tucked away.

### Ground Floor Shower Room

9'4" x 6'11" (2.87m x 2.13m)

The ground floor Shower Room features an opaque window to the side, allowing natural light while maintaining privacy. It is fitted with a modern three-piece white suite, comprising a spacious double shower cubicle, a sleek wall-hung wash hand basin, and a low-level WC. Additional touches include a towel heater for added comfort and carpeted flooring for a soft, warm finish.

### Spacious Breakfast Kitchen

19'4" x 12'0" (5.9m x 3.66m)

The property boasts a great-sized Country Cottage Kitchen, with windows on both sides of the home, allowing for plenty of natural light and a door leading to the Lounge/Diner. The kitchen features a charming range of wall and floor-mounted oak units, complete with an inset sink and drainer. Included in the sale are modern appliances such as an integrated fridge, halogen hob with an extractor overhead, and a double electric oven. The room is further enhanced by tiled flooring, oak beamed ceilings, and two central light points, adding to the kitchen's rustic charm.

### Open Plan Lounge/Diner

28'1" x 12'0" (8.56m x 3.68m)

This generously sized room offers plenty of natural light with French doors leading to the rear/side elevation, a window to the side, and two additional windows overlooking the front elevation. A striking feature of the space is the floor-to-ceiling brick-built fireplace with an inset gas fire, serving as a stunning focal point. The room is fitted with carpeted flooring, complemented by both wall-mounted and central light points. Additional features include a TV point and a set of stairs leading to the first-floor landing.

## Stairs to the First Floor & Landing

### Bedroom One

12'4" x 9'8" (3.78m x 2.95m)

Overlooking the front elevation, this great-sized Master Bedroom boasts fitted wardrobes for ample storage, carpeted flooring for comfort, a centre light point, and a radiator to ensure warmth. This well-proportioned room offers both style and practicality, making it a perfect retreat.

### Bedroom Two

12'2" x 8'11" (3.73m x 2.72m)

This spacious second DOUBLE Bedroom features two windows overlooking the front elevation, filling the room with natural light. The room also includes a small alcove, carpeted flooring, a centre light point, and a radiator, making it a comfortable and inviting space.

### Bedroom Three

12'0" x 8'8" (3.66m x 2.66m)

Currently used as an Office by the sellers, this versatile room is a further DOUBLE Bedroom with a window to the side elevation. It features carpeted flooring, a centre light point, and a radiator, offering flexibility as either a bedroom or a home office.

### WC

A convenient WC is located on the first floor, featuring an opaque window to the side elevation for privacy. The space includes carpeted flooring, a wash hand basin, and a centre light point, providing practicality and comfort.

### Outside Front - Overview

The property is set back from the road, nestled behind a walled foregarden with a low-maintenance frontage, offering both privacy and ease of upkeep.

### Outside Side - Overview

An extensive driveway runs alongside the property, providing off-road parking for several vehicles. The driveway widens as it approaches the DOUBLE GARAGE, which includes a workshop space and an electric door, offering parking for two vehicles. Notably, the garage is equipped with rolled steel joists, allowing for the potential to build above it, (subject to obtaining the relevant planning permissions).

### Outside Rear - Overview

The property features a delightful rear garden situated in a non-overlooked position, ensuring privacy. It includes a charming Summer House, which is included in the sale, and steps leading down to a lawned area that is perfect for entertaining and enjoying outdoor gatherings.

## Viewing Strictly Through Liz Milsom Properties

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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.

### 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 SatNav purposes follow DE11 oBG

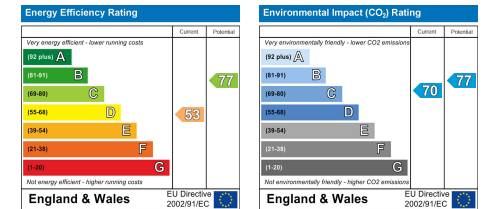


**Ground Floor**



**First Floor**

Total floor area 155.1 sq.m. (1,670 sq.ft.) approx



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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

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## GENERAL INFORMATION

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