

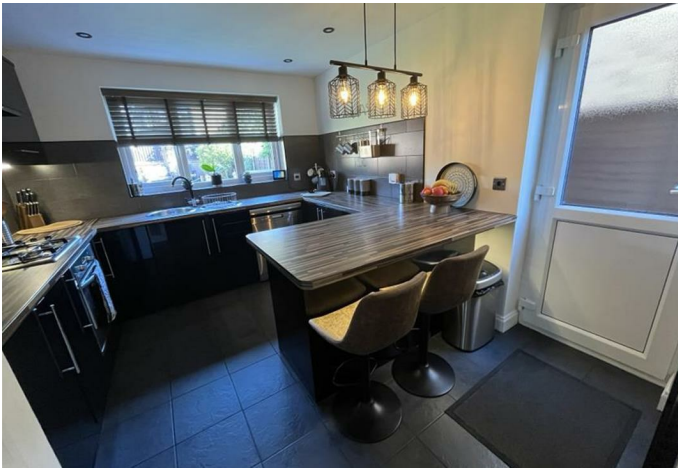


1 Cavendish Close
Swadlincote, DE11 0NE
£275,000

lizmilsom
properties 

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**** LIZ MILSOM PROPERTIES **** are thrilled to present this **DETACHED 3-Bed Family Home**, perfectly positioned on a desirable corner plot. Internally, the property boasts a welcoming Reception Hallway, a spacious Lounge, a separate Dining Room, a modern Breakfast Kitchen, and a convenient ground floor WC. Upstairs, the generous Master Bedroom features an Ensuite Shower Room, accompanied by two further **DOUBLE Bedrooms** and a stylish Family Bathroom. The rear garden is a true delight, beautifully maintained with a pond, dining area, mature shrubs, trees, and a lovely lawned section. **HURRY TO VIEW – don't miss this incredible opportunity!** EPC Rating "D"/Council Tax Band "C".



Location

Reception Hallway

Located to the side elevation, the UPVC front entrance door leads directly into the Reception Hallway where all ground floor accommodation leads off with stairs to the first floor and landing.

Ground Floor Cloaks/WC

Recently re-fitted to a modern standard, this ground floor cloakroom features a low-level WC and wash hand basin, complemented by newly tiled walls. The space is enhanced with stylish spotlight feature lighting and a radiator, offering both practicality and contemporary appeal.

Spacious Lounge

13'8 x 12'0 (4.17m x 3.66m)

The lounge benefits from a walk-in bay window complete with fitted blinds, which are included in the sale. Additional features include a TV point, stylish LVT flooring, a centre light point, and a radiator. The room is tastefully decorated, creating a warm and inviting atmosphere.

Separate Dining Room

9'10 x 9'0 (3.00m x 2.74m)

The dining room offers patio doors leading directly out to the rear garden and patio area, providing a seamless transition between indoor and outdoor living. Featuring LVT flooring, a centre light point, and a radiator, this space is a wonderful addition to this family home, perfect for entertaining or relaxing.

Fitted Breakfast Kitchen

11'9 x 10'0 (3.58m x 3.05m)

The modern kitchen is fitted with an array of sleek black high gloss wall and floor-mounted units, featuring an inset sink and generous work surface areas. A practical breakfast bar adds a stylish touch, perfect for casual dining or entertaining. Included in the sale are a Hotpoint electric oven, gas hob with extractor fan, fridge, and dishwasher. The kitchen also offers access to both the side elevation and a separate Utility Room, enhancing its functionality.

Utility Area

7'9" x 7'1" (2.37m x 2.17m)

The Utility Area has been thoughtfully incorporated into part of the Garage, with the remaining space serving as storage. It features a matching range of units, providing additional functionality, with plumbing and space for appliances. A concealed boiler cupboard adds a neat and practical touch to this well-designed space.

Stairs to the First Floor & Landing

Master Bedroom

14'7 x 11'6 (4.45m x 3.51m)

A generously sized Master Bedroom, benefiting from windows to both the rear and side elevations, allowing plenty of natural light to fill the room. The space features stylish LVT flooring, a centre light point, a radiator, and a door leading through to the Ensuite, making it the perfect retreat.

Ensuite Shower Room

The Ensuite is fitted with a modern three-piece suite, comprising a low-level WC, a mains shower, and a pedestal wash hand basin, providing both functionality and style for a comfortable and convenient space.

Bedroom Two

11'7 x 9'7 (3.53m x 2.92m)

Bedroom Two is another generously sized DOUBLE Bedroom, featuring windows to both the front and side elevations, allowing for ample natural light. The room includes LVT flooring, a centre light point, a radiator, and a useful storage cupboard, making it both stylish and practical.

Bedroom Three

9'6 x 8'6 (2.90m x 2.59m)

The final Bedroom is a well-proportioned space with a window to the front elevation, providing natural light. It features LVT flooring, a centre light point, and a radiator, offering a comfortable and inviting environment.

Family Bathroom

The Family Bathroom in this beautifully maintained home has been newly fitted and includes a modern closed closet WC and sink unit. It features a panelled bath with a mains shower overhead, stylish tiling on the floors, and a radiator, combining contemporary design with practicality.

Outside - Overview

The property is approached via a low-maintenance block-paved driveway, offering OFF-ROAD PARKING for several vehicles. Additionally, there is a single GARAGE, currently utilized for storage by the Vendors, with access leading to the side entrance door.

The rear garden is a stunning and immaculately maintained space, fully enclosed with fence-paneled boundaries. It features a shaped lawned area adorned with established shrubs and trees. A charming seating area beneath a pergola is nestled beside a tranquil pond with a water feature, creating a serene and inviting outdoor retreat.

Viewing Strictly Through 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.

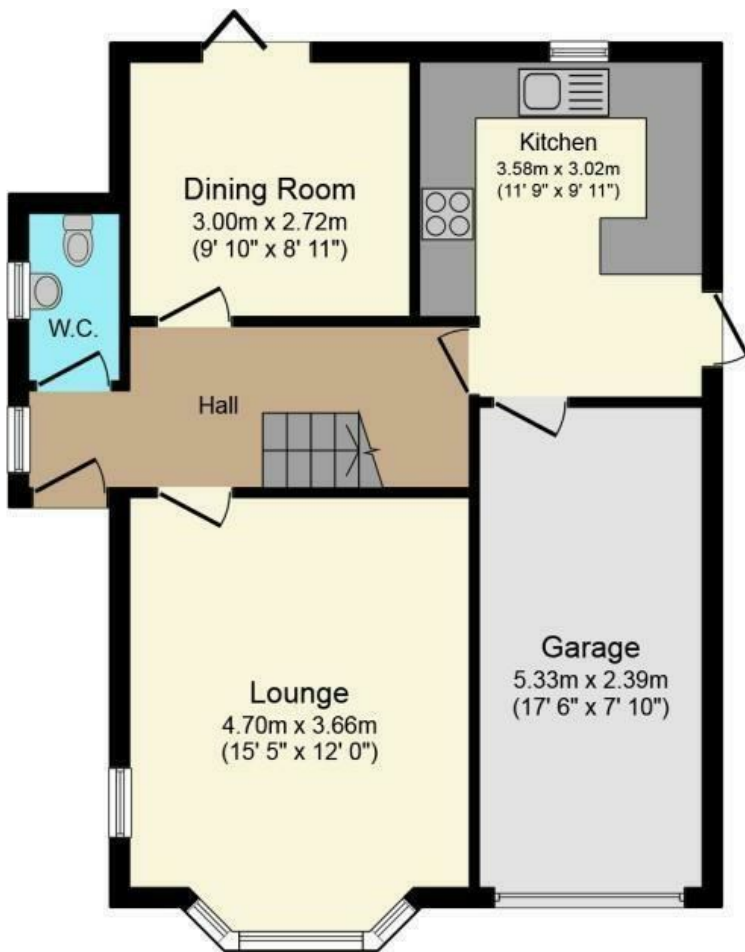
Services

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.

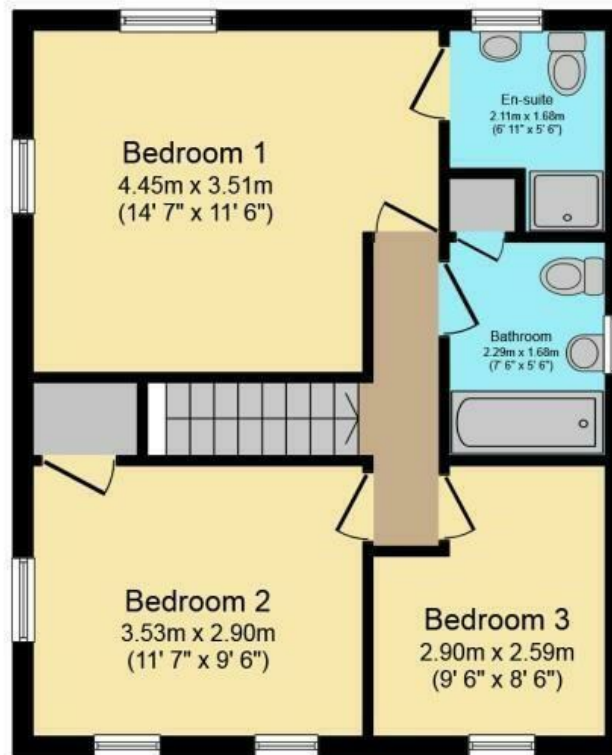
Tenure

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.





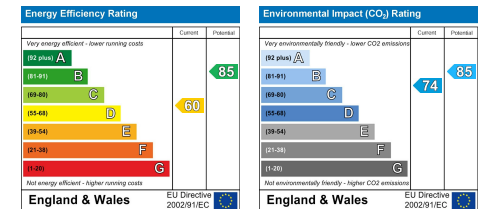
Ground Floor



First Floor

Directions

For SatNav purposes follow: DE11 0NE



Total floor area 104.0 sq. m. (1,119 sq. ft.) approx

Seabrook House, Dinmore Grange, Hartshorne,
Swadlincote, Derbyshire DE11 7NJ

Directors: E M Milsom G T Milsom



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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

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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