



1 Wordsworth Avenue
Swadlincote, Derbyshire DE11 0DZ
£319,950



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Offered for sale with *** LIZ MILSOM PROPERTIES *** is this well equipped upgraded two bedroom detached Bungalow situated in a small cul-de-sac location of Wordsworth Avenue on the ever popular Poets estate, which is so handy for town. This property briefly comprises of modern fitted kitchen, utility, dining area, conservatory, spacious lounge, two double bedrooms and a newly fitted bathroom . The property has ample off road parking and low maintenance front and rear gardens.

Additional notes :

The property had a new roof in 2022 and all windows and the front door have been replaced within the last 4 years. The property has also been fully rewired in 2020.

Viewing is highly recommended by the Agents, Call us today! Council Tax Band C- EPC rating grade D.

- Substantial 3 Detached Bungalow Situated • Newly Fitted Kitchen on Generous Corner Plot
- Spacious Lounge
- Splendid Dining Room
- Conservatory
- Newly Fitted Utility Room
- Newly Fitted Bathroom
- 2 Double Bedrooms
- Ample Parking & Garage New Garage door • EPC: D / TAX BAND: C in May 2024



Location

Wordsworth Avenue is situated on the ever popular 'Poets estate' which is a much sought area, with amenities close by including both secondary and primary schools, yet within easy walking distance of Swadlincote town centre. Midway is well placed for the commuter with excellent road links via the nearby A511 to the towns of Burton on Trent, Ashby de la Zouch and Derby. The M42 is also easily accessible as is the A38 leading to the cities of Birmingham and Nottingham.

Overview

Welcome to 1 Wordsworth Avenue, a beautifully upgraded two-bedroom detached bungalow situated on a generous corner plot within a popular estate. This charming property offers a perfect blend of modern living and cozy comfort, featuring ample parking, spacious rooms, and well-maintained outdoor spaces.

Exterior & Parking

The front of the property boasts a large driveway providing ample parking, leading to an extra-length garage, perfect for secure storage or additional parking. The low-maintenance front garden, thoughtfully landscaped with slate and paving, offers potential for even more parking if required.

Living Spaces

Upon entering, you are welcomed by a bright and airy dining area, tastefully decorated with laminate flooring and warmed by a bioethanol heater that adds a touch of charm. Double doors open into the splendid brick-built conservatory, which floods with natural light and offers an ideal spot to relax while overlooking the rear garden. The spacious lounge provides a cozy atmosphere, featuring another bioethanol fireplace, adding character, and windows that offer delightful views of the garden.

Kitchen & Utility

The newly fitted kitchen is a standout feature of the home, offering sleek, modern white gloss cabinetry with ample storage, complemented by wood-effect counter tops. Integrated appliances, including a microwave, oven, hob with extractor, and dishwasher, enhance the kitchen's functionality. There is also space for additional appliances, a drainer sink, and an island for casual dining. A side door provides easy access to the exterior. The utility room is another practical space, featuring tiled flooring, modern units, and a granite-effect counter top, with plumbing for a washing machine and tumble dryer. This room also houses the Valliant boiler and benefits from a convenient WC.

Bedrooms & Bathroom

The master bedroom, located at the front of the property, is generously sized double, with fitted wardrobes running the length of the room, carpeted flooring, and a window overlooking the front elevation. Bedroom two, also at the front, is a good-sized room with a carpeted floor and radiator. The family bathroom is modern and well-appointed, featuring a white three-piece suite with a paneled bath, overhead shower, and stylish tiling to the walls and floor.

Outdoor Space

The rear garden is a wonderful, low-maintenance space with artificial lawned areas, a water feature, and beautifully landscaped shrubs and borders, perfect for keen gardeners. Two gates provide access to the front of the property, while a side gate leads to additional parking at the rear.

This delightful bungalow offers a fantastic opportunity for comfortable and stylish living, with well-designed spaces inside and out. Viewing is highly recommended to appreciate all that this wonderful home has to offer.

Dining Area

16'11 x 11'4 (5.16m x 3.45m)

Conservatory

10'0 x 9'1 (3.05m x 2.77m)

Spacious Lounge

11'4 x 11'3 (3.45m x 3.43m)

Fitted Kitchen

11'3 x 10'10 (3.43m x 3.30m)

Master Bedroom

12'5 x 11'3 (3.78m x 3.43m)

Bedroom Two

11'5 x 8'1 (3.48m x 2.46m)

Family Bathroom

7'8 x 7'6 (2.34m x 2.29m)

Utility

Garage

22'9 x 7'10 (6.93m x 2.39m)

Viewing Strictly Through Liz Milsom Properties

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

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9.00 am - 8.00 pm Thursday

9.00 am - 5.00 pm Friday

9.00 am – 4.00 pm Saturday

Closed - Sunday

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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.

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.



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

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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