



84 Suffolk Way  
Swadlincote, DE11 9GL  
£289,950

**lizmilsom**  
properties 



## 84 Suffolk Way, Swadlincote, DE11 9GL

\*\*\*\*\* LIZ MILSOM PROPERTIES \*\*\*\*\* are excited to bring the market this modern and stylish three bedroom DETACHED FAMILY home which beautifully presented being tastefully decorated throughout with ready to move in accommodation. Set well back from the road in on the ever popular residential development known as "Castleton Park" being ideal for the commuter with excellent road links, Convenient for the A444, easy access M42 and A38. The property is perfect for first time buyers, second time sellers and families. The well presented accommodation in brief comprises: Reception Hallway with Guest cloaks off, spacious Lounge and an impressive open Dining Kitchen with French doors completes the ground floor. To the first floor, the landing provides access to all three Bedrooms and the Family Bathroom. The master Bedroom has a generous En-Suite Shower Room.

- Modern 3 Bed Detached Family Home
- Fantastic Kitchen Diner
- Master Bedroom With En Suite
- Family Bathroom
- Ample Parking with Driveway and Garage
- Spacious Lounge
- Useful Downstairs Wc
- 2 Further Good size bedrooms
- South Facing Rear Garden
- EPC: TBC / Tax Band: D



**Location**

A thriving community right at the heart of the National Forest, the property is pleasantly situated on this extremely popular development, which has become an increasingly popular place to live for those appreciating the natural beauty and excellent amenities in the area. Church Gresley is well-served within this estate, within easy walking distance of the property is a Sainsbury's Local, Gresleydale Doctors Surgery/pharmacy together with being just a short travelling distance away from Swadlincote town centre. The property is pleasantly located set well back from the road and is strategically located for commuting to the nearby centres of Ashby de la Zouch, Tamworth and Burton on Trent along with the easy access to the A42/M42, A38, A444 and A50 leading to the more major cities of Birmingham, Nottingham and the M1 conurbation.

**Overview**

Welcome to 84 Suffolk Way, a stunning and spacious three-bedroom detached family home offering a blend of modern living and classic charm. Situated on a desirable and family-friendly development in the heart of the National Forest, this property boasts an ideal location for those who enjoy nature and the convenience of nearby amenities.

Upon arrival, you are greeted by a generous driveway with ample parking space, leading to a garage and side gate, which provides easy access to the delightful rear garden. Step inside, where a warm and welcoming hallway with attractive tiled flooring with the added bonus of electric under floor heating leads you to the ground floor accommodation, complemented by a convenient storage cupboard which has plumbing for an automatic washer and staircase leads to the first floor.

To the left, a bright and spacious lounge runs the full length of the property, featuring carpeted flooring and dual-aspect windows that flood the room with natural light. This inviting space offers a perfect setting for relaxation, equipped with a centre light point, TV point, and radiator for comfort.

The heart of the home lies in the fabulous open-plan kitchen diner, also stretching the length of the property. This modern kitchen showcases electric underfloor tiled heating, sleek ivory cabinetry with elegant wooden worktops, integrated appliances—including a fridge-freezer, dishwasher, oven with hob and hood, and a drainer sink. The kitchen is beautifully illuminated with multiple lighting options, including spotlights and concealed lighting, setting the perfect ambiance for family meals or entertaining guests. French doors open directly onto the rear garden, creating a seamless indoor-outdoor flow.

Completing the ground floor is a convenient cloakroom with electric underfloor tiled heated flooring, frosted glass window, low-level WC, and a pedestal wash basin.

Upstairs, the landing—carpeted for comfort—provides access to three well-proportioned bedrooms and a family bathroom. The master bedroom is a generous double, with dual-aspect windows, carpeted flooring, and ample fitted wardrobes. This room benefits from an en-suite bathroom, featuring a contemporary three-piece suite with a shower cubicle, low-level WC, and pedestal wash basin.

Bedroom two, another spacious double, offers carpeted flooring, fitted wardrobes, and a view of the front elevation. The third bedroom is a cosy single, ideal for a child's room or home office, with a side-facing window and carpeted flooring. The family bathroom features a modern white three-piece suite, including a panelled bath, pedestal wash basin, low-level WC, laminate flooring, and frosted glass window for added privacy.

The outdoor space is as impressive as the interior. The South facing rear garden features a lush lawn and a paved patio area, perfect for outdoor dining or summer relaxation. Walled boundaries provide privacy, and a side gate offers direct access to the driveway and garage.

Tastefully decorated throughout and located in an increasingly popular area, this family home is an ideal choice for those who appreciate the natural beauty of the National Forest along with excellent local amenities

**Spacious Lounge**

17'10 x 10'11 (5.44m x 3.33m)

**Dining Kitchen**

17'10 x 8'0 (5.44m x 2.44m)

**Guest Cloaks**

**Master Bedroom**

12'8 x 12'6 (3.86m x 3.81m)

**En-Suite**

**Bedroom Two**

10'11 x 9'8 (3.33m x 2.95m)

**Bedroom Three**

9'5 x 7'7 (2.87m x 2.31m)

**Family Bathroom**

**Viewing Strictly Through Liz Milsom Properties**

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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.





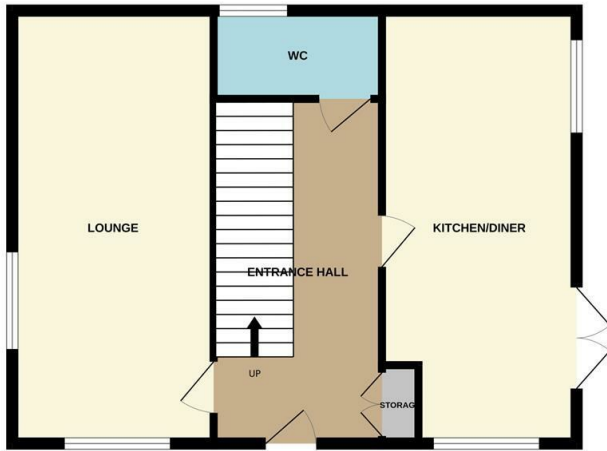


## Directions

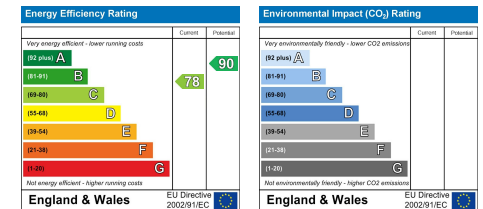
For sat nav purposes use the postcode DE11 9GL

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

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## THE NATIONAL ASSOCIATION OF ESTATE AGENTS (NAEA)/THE PROPERTY OMBUDSMAN SCHEME

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