



**23 Craythorne Close**  
**Swadlincote, DE11 0LT**  
**Reduced to £279,950**

**lizmilsom**  
**properties** 



## 23 Craythorne Close, Swadlincote, DE11 0LT

**\*\* LIZ MILSOM PROPERTIES \*\*** is delighted to present this BEAUTIFULLY PRESENTED, FOUR BEDROOMED DETACHED FAMILY HOME which is ready to move into. This spacious property boasts a splendid Fitted Kitchen, Spacious Lounge Diner, Guest Wc, Ground Floor Bedroom/ 2nd Reception Room. On the First Floor there is an Ensuite to the Master Bedroom and two further good sized BEDROOMS and a Family Bathroom. Outside, the home offers AMPLE OFF-ROAD PARKING all situated on a generous and enviable plot. With so many benefits, this stunning home MUST BE VIEWED to fully appreciate the accommodation on offer. CALL (01283) 219336 to arrange a viewing today! EPC Rating "C"/Council Tax Band "C"

- 4 bed Detached Family Home
- Spacious Lounge Diner
- Master with En-suite
- Family Bathroom
- Driveway providing off road parking
- Fitted Kitchen
- Guest Wc
- 4 Double Bedrooms
- Private Rear Garden
- EPC: D/ TAX BAND: C



**Location**

The popular South Derbyshire village of Newhall is well placed for the commuter with excellent road links via the A511 leading to Burton upon Trent, Ashby de la Zouch and Loughborough, the M42 & A38 are also easily accessible providing quick links to the midlands motorway networks. There are both primary and secondary schools in Newhall together with doctors surgery, chemist, convenience store and a parade of shops within the High Street. A local bus service runs just a short distance away providing easy access into the nearby market town of Swadlincote and surrounding areas.

**Overview**

Nestled in a peaceful cul-de-sac, this impressive 4-bedroom detached family home offers a perfect blend of modern living and comfort. With a block-paved driveway providing ample off-road parking, the property is both welcoming and functional.

Upon entering through the side entrance, you'll find yourself in a bright and airy fitted kitchen, featuring sleek white wall and floor base units that offer plenty of storage. Equipped with an integrated oven, four-ring hob with hood, fridge freezer, and a drainer sink, this kitchen is functional and practical. A window overlooks the rear garden, filling the space with natural light, while plumbing and space for appliances make it highly convenient.

Flowing from the kitchen is a spacious lounge diner, an ideal area for family gatherings and entertaining. This generous room benefits from two central light points, a TV point, and a large window overlooking the front elevation provides natural light, with sliding doors leading directly to the private rear garden.

The ground floor also includes a well-proportioned double bedroom, complete with a window to the front aspect and a useful storage cupboard housing the boiler. A guest WC with a low-level WC and wash hand basin adds practicality to this level.

Upstairs, the landing grants access to three additional bedrooms and a family bathroom. The master bedroom, situated at the rear, features an ensuite with a shower cubicle, wash hand basin, and low-level WC. Bedrooms two and three, both generously sized doubles overlooking the front, provide versatile living options, with one offering a storage cupboard and the other boasting fitted wardrobes.

The family bathroom is modern and stylish, featuring a three-piece suite with a panelled bath and shower over, low-level WC, and pedestal wash hand basin.

Outside, the rear garden is a fantastic feature of this home, offering a private and non-overlooked retreat. With two side accesses leading back to the front, the garden includes a patio area perfect for alfresco dining, along with steps down to a well-maintained lawn, all secured by fenced boundaries.

This charming home at 23 Craythorne Close is ideal for families seeking space, comfort, and a quiet location, making it a must-see!

**Fitted Kitchen**

8'2" x 7'8" (2.49 x 2.35)

**Spacious Lounge Diner**

20'8" x 10'10" (6.31 x 3.31)

**Bedroom**

15'3" x 7'11" (4.65 x 2.42)

**Bedroom**

11'10" x 9'6" (3.62 x 2.92)

**En Suite**

**Bedroom**

9'8" x 8'11" (2.95 x 2.73)

**Bedroom**

8'8" x 7'7" (2.66 x 2.32)

**Family Bathroom**

8'10" x 6'0" (2.70 x 1.84)

**Outside**

**Viewing Strictly Through Liz Milsom Properties**

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

We provide an efficient and easy selling/buying process, with the use of latest computer and internet technology combined with unrivalled local knowledge and expertise. PUT YOUR TRUST IN US, we have a proven track record of success as the TOP SELLING AGENT locally – offering straight forward honest advice with COMPETITIVE FIXED FEES.

Available:

9.00 am – 6.00 pm Monday, Tuesday, Wednesday  
9.00 am - 8.00 pm Thursday  
9.00 am - 5.00 pm Friday  
9.00 am – 4.00 pm Saturday  
Closed - Sunday

CALL THE MULTI-AWARD WINNING AGENT TODAY

**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**

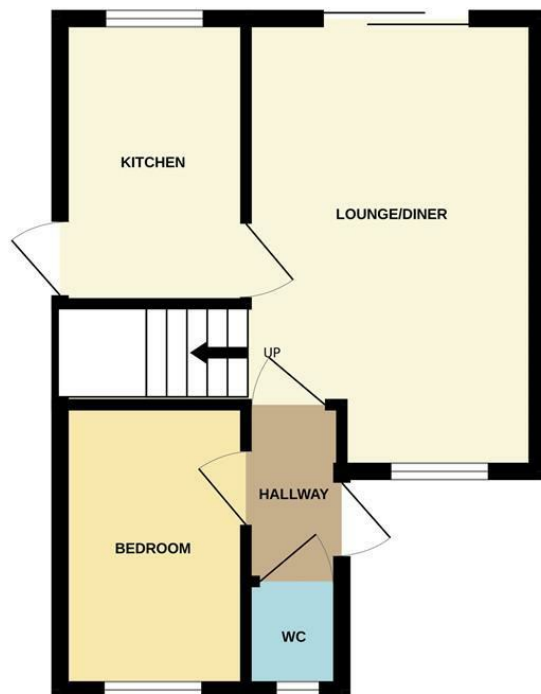
The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing.







GROUND FLOOR  
321 sq.ft. (29.8 sq.m.) approx.



1ST FLOOR  
337 sq.ft. (31.3 sq.m.) approx.



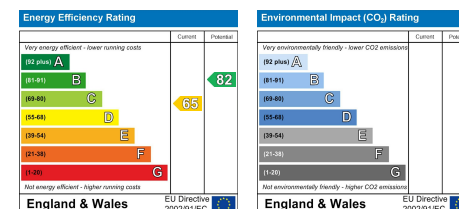
TOTAL FLOOR AREA : 659 sq.ft. (61.2 sq.m.) approx.

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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## Directions

For Sat Nav purposes use the postcode DE11 0LT



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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

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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There will be a fee for mortgage advice. The actual amount you pay will depend upon your circumstances. The fee is up to 1% but a typical fee is 0.3% of the amount borrowed.



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