



32 Derby Road
Swadlincote, Derbyshire DE11 8EB
£215,000

lizmilsom
properties 

32 Derby Road, Swadlincote, Derbyshire DE11 8EB

**** LIZ MILSOM PROPERTIES **** is pleased to present this **THREE BEDROOM SEMI-DETACHED** family home located on a large plot, just a short walk from Swadlincote Town Centre. The property offers a welcoming reception hallway, a spacious lounge/diner, and a breakfast kitchen. On the first floor, there are two **DOUBLE** bedrooms, a good-sized third bedroom, along with a family bathroom. Outside, the property provides **OFF ROAD PARKING** at the rear and a large rear garden. EPC Rating "D"/Council Tax Band "A". Don't miss out – call the **MULTI-AWARD WINNING AGENT** today to arrange a viewing!

- SEMI-DETACHED Family Home
- Spacious Lounge/Diner
- Two DOUBLE Bedrooms
- Family Bathroom
- Extensive Rear Garden
- Reception Hallway
- Fitted Breakfast Kitchen
- Good Sized Third Bedroom
- OFF ROAD PARKING
- Excellently Placed for Town Centre



Location

Close to the national forest for walks with the dog and within walking distance to local schools and bus routes. Swadlincote is approximately half a mile away providing an array of amenities. Woodville is well placed for the commuter with excellent road links to the towns of Burton upon Trent, Ashby de la Zouch and Derby, the M42 and A38 are also easily accessible in turn leading to the major cities of Birmingham and Nottingham. Woodville itself has excellent local amenities including doctors surgery, Chemist, hairdressers, local DIY store, garage, convenience stores, hairdressers, newsagents, many eateries and Post office. The area is well equipped with schools, all within close proximity, Woodville Primary on High Street and Granville Academy on Burton Road. More comprehensive shopping is available at Swadlincote or Ashby-de-la-Zouch, approximately 3 miles travelling distance.

Ground Floor - Overview

This charming property is set behind a walled fore garden with a low-maintenance frontage, providing direct access to the side gate and front entrance door. Upon entering, the reception hallway leads to all ground floor rooms and features a wooden staircase to the first-floor landing. It also includes a convenient storage cupboard and open-plan access to the kitchen, creating a welcoming entrance.

The spacious lounge/diner is situated to the left and benefits from dual aspect windows at both the front and rear, ensuring plenty of natural light. The room is decorated with carpeting, has two central light points, and is heated by radiators. A bespoke open fire with an oak wooden surround fireplace adds charm, making this space perfect for entertaining.

The breakfast kitchen overlooks the rear garden and includes a window and door leading out to the patio area. It is equipped with a range of white wall and floor-mounted units, oak-effect work surfaces, an inset stainless steel sink and drainer, and integrated appliances, including a fridge freezer, electric oven, gas hob, and extractor.

First Floor - Overview

On the first floor, all rooms lead off the landing area. Bedroom One, located at the rear, features fitted wardrobes, carpeted flooring, a central light point, and a radiator. Bedroom Two, a second double bedroom, overlooks the front elevation and includes carpeted flooring, a central light point, and a radiator. Bedroom Three, a generously sized

single room, also overlooks the rear.

The family bathroom completes the first-floor accommodation, with an opaque window to the side elevation. It includes a three-piece white suite with a mains shower over the bath and modern, contrasting tiling on the walls.

Reception Hallway

Spacious Lounge/Diner

21'9 x 11'5 (6.63m x 3.48m)

Fitted Breakfast Kitchen

11'9 x 8'7 (3.58m x 2.62m)

Stairs to the First Floor & Landing

Bedroom One

11'10 x 7'3 excluding robes (3.61m x 2.21m excluding robes)

Bedroom Two

11'5 x 9'0 (3.48m x 2.74m)

Bedroom Three

8'9 x 6'2 (2.67m x 1.88m)

Family Bathroom

Outside - Overview

At the rear of the property, there is a patio area, perfect for entertaining just outside the rear door. The service road, which provides access only to the houses within the Derby Road block, separates the patio from the OFF ROAD PARKING area. Beyond this, a large shed/wooden workshop leads directly into the rear garden, which is fully enclosed by fenced panel boundaries. The garden overlooks woodland to the rear and features a spacious lawned area. Additionally, there is a decked area, ideal for a secondary patio space or further entertaining.

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

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

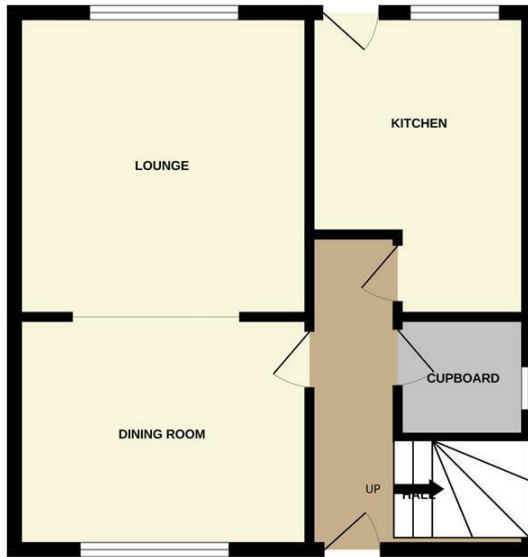
Freehold - with vacant possession on completion. Liz Milsom Properties Limited recommend that purchasers satisfy themselves as to the tenure of this property and we recommend they consult a legal representative such as a solicitor appointed in their purchase.



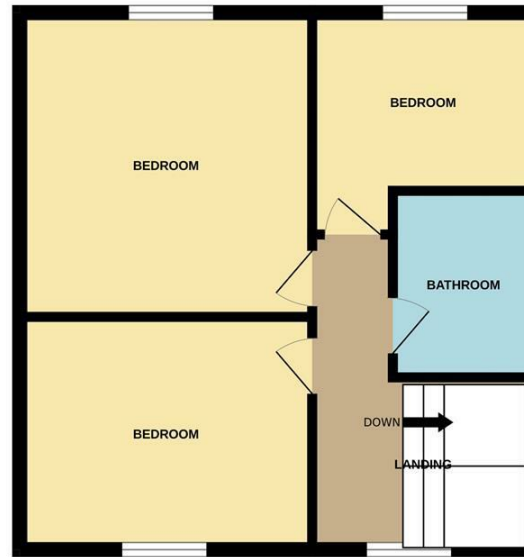
Directions

For Satnav purposes follow DE11 8EB

GROUND FLOOR
421 sq.ft. (39.1 sq.m.) approx.

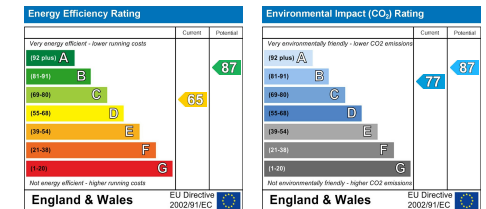


1ST FLOOR
421 sq.ft. (39.1 sq.m.) approx.



TOTAL FLOOR AREA: 842 sq.ft. (78.2 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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COUNCIL TAX

Band: A

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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