



12 Tennyson Avenue
Swadlincote, DE11 0DT
£295,000

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properties 

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A FANTASTIC OPPORTUNITY TO ACQUIRE an EXTENDED IMMACULATE above average sized THREE BEDROOM DETACHED FAMILY HOME in this much sought after estate, offered for sale with *** LIZ MILSOM PROPERTIES ***. With MOTIVATED SELLERS, early viewing is highly recommended! Gas central heating, double glazed & security system. Perfect for growing family needs, there are three double bedrooms, fully refurbished Bathroom & separate Shower room, Splendid Howdens fully fitted Kitchen with many integrated appliances, Spacious Living Room with multi-fuel burner, extended Dining/Garden Room and separate Craft room/office, perfect if working from home. Smart driveway providing plenty of OFF ROAD PARKING leading to a detached garage with electric charging point. Established landscaped gardens with extensive patio. EPC rating C- Council Tax Band D. Call the Award winning Agents - Open till 8pm on Thursdays.

- A rare opportunity !!
- Perfect for a growing family - 3 double bedrooms
- Splendid fully fitted Howdens fitted Kitchen
- Ample parking for several cars
- Well established gardens & patio
- Extended above average sized family home
- Well equipped Shower room & Bathroom
- 2 Reception Rooms & home office/craft room
- Detached garage with electric charging point
- Viewing highly recommended by the Agents



Location

Tennyson Avenue is situated on the ever popular 'Poets estate', which is a much sought after 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.

Agent's Comment

We bought our 'first ever home' on the popular Poet's estate, a two bedroomed semi with a driveway and garage. We looked at several, but always favoured this area, because it was a smart looking estate with a mixture of different styles of properties. and within walking distance of my place of work, Swadlincote town centre and ideal for the commuter with its close proximity to the excellent road network. I loved living there and rate the area as one of the best in Swadlincote.

The property we are currently marketing is a credit to the present Owners who have lived at the property for many years, it has been well loved and that can be seen from the standard of presentation and the upgrades carried out including the splendid fitted Kitchen and the well equipped and refurbished bathroom and separate downstairs shower room. An all round, beautiful home for a growing family. We would suggest you arrange an early viewing as we are expecting a high level of activity.

Overview - Ground floor

This property offers a Reception Porch with a further door leading into a bright and welcoming entrance hall with useful understairs storage cupboard. From the Hall there is access to Living room, downstairs Shower Room and first off to the left, leads into a splendid, Howdens fitted Kitchen having an extensive range of wall and floor mounted units in as well as integrated appliances including an oven, hob, fridge freezer, and dishwasher. There are plenty of food preparation wood effect, work surface areas with an inset sink unit, plumbing for an automatic washer, recessed lighting and a large picture window overlooking the front aspect and side double glazed door leading to the rear garden.

The spacious living area is generously sized, perfect for both a large dining table and a comfortable sofa, ideal for entertaining. A focal point is the brick feature fireplace which extends to one side, with fitted multi-fuel burner, perfect for cosy nights during the winter months. With a large window overlooking the rear garden, patio doors then provide access to the:

Extended Sun Room/Dining room located to the rear of the property, being a welcome addition, enhancing the seamless indoor-outdoor living experience, with French doors leading to the landscaped rear garden. Leading off this room is the:

Multi-functional craft room, home office with a window providing natural light.

Completing the ground floor accommodation is the refurbished very well equipped Shower room with three piece suite including shower cubicle with Triton shower, wash hand basin and low level WC. Attractive fully tiled walls, recessed lighting and window, tiled floor.

Overview - First floor

Upstairs, there is a spacious landing which provides access to three double above average sized bedrooms. The master bedroom features an extensive range fitted wardrobes, with matching dressing table and chest of drawers providing plenty of storage solutions. The two main double bedrooms are

both located to the rear having large picture windows offering pleasant views over the garden. The third bedrooms is again a double, with plenty of room for free standing furniture and overlooks the front aspect. Completing the upstairs accommodation is the refurbished family bathroom, which is fully tiled with panelled bath, with mains shower over, pedestal wash hand basin and low level WC. Tiled floor, opaque window to the front aspect, chrome fitted towel rail. The Worcester combi boiler is located in this room and is carefully concealed within the cupboard.

The beautifully presented accommodation :-

Ground floor accommodation

Reception Porch

Ground floor Shower Room/WC

5'4" x 4'9" (1.65 x 1.46)

Splendid fitted Kitchen

11'9" x 10'5" (3.60m x 3.18m)

Spacious Lounge

21'2" x 11'4" (6.47m x 3.46m)

Extended Dining Room/Garden Room

10'8" x 10'3" (3.27m x 3.14m)

Home office/Study/Craft Room

7'4" x 5'0" (2.24m x 1.52m)

Stairs to First floor and Landing

Main principal double Bedroom

14'6" x 10'5" (4.42m x 3.19m)

Rear facing Double bedroom

10'5" x 9'0" (3.18m x 2.74m)

Front facing double Bedroom

10'5" x 8'11" (3.182 x 2.72m)

First floor Refurbished Bathroom incl shower

10'3" x 5'5" min (3.14m x 1.67 min)

Outside - Front garden

Externally, the property boasts a charming decorative frontage, adding to its kerb appeal. Having a wide smart block paved driveway with shaped flower border, providing a variety of colour.

Plenty of off road parking and access to :

Wide driveway provides ample off road parking for 2-3 vehicles and it should be noted that there is an electric charging point.

Detached single garage

internal measurements 16'0" x 8'2" (internal measurements 4.88m x 2.49m) Well equipped with electric roller door, light and power supply, The gas meter is located in the garage together with the electric fuse box. Externally there is an electric charging station, perfect for helping your carbon footprint.

Fully enclosed rear garden with extensive patio

At the rear, the garden is fully enclosed, having been landscaped with a circular lawned area with shaped flower borders, raised beds. There is a pleasant patio area at the far end, perfect for outdoor relaxation. A path leads from the house to the patio, offering easy access to this tranquil space. It should be noted that the owl sculpture will be excluded from the sale.

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.

Viewing Strictly Through Liz Milsom Properties

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9.00 am – 4.00 pm Saturday
Closed - Sunday

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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.

LMPL/LMM/26.01.2025/1 DRAFT



Directions

For SAT NAV PURPOSES use DE11 0DT

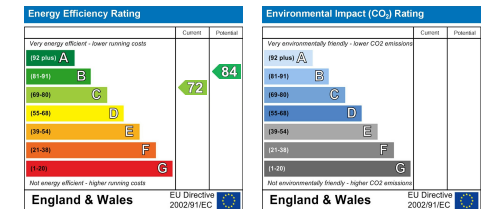
GROUND FLOOR



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

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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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