



26 Thompson Close
Swadlincote, Derbyshire DE11 8NB
Offers over £340,000

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properties 

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**** LIZ MILSOM PROPERTIES **** are delighted to offer for sale this stunning DETACHED FAMILY HOME, located in the heart of Swadlincote. The property offers a perfect balance of convenience and comfort. With easy access to local amenities, and close proximity to Ashby de la Zouch, Burton on Trent, and the picturesque National Forest, it provides a great base for both family life and commuting. The property boasts generous living spaces, including a Family Room/Playroom, Lounge, Dining Room, Breakfast Kitchen and a stunning Sun Room along with ground floor Cloaks/WC. To the first floor there are four spacious Bedrooms, including a main bedroom with its own En-suite and a Family Bathroom. The home also benefits from OFF ROAD PARKING a private rear garden and patio area offering ample outdoor space for relaxation and play. This well-maintained property is perfect for modern family living in a central location. EPC Rating "C"/Council Tax Band "D". HURRY TO VIEW.....

- Detached FAMILY HOME
- Cul-De-Sac Location
- Dining Room & Playroom
- Ground Floor WC
- Three Further DOUBLE Bedrooms
- Beautifully Extended Sun Room
- Spacious Lounge
- Breakfast Kitchen & Utility
- Master Bedroom & Ensuite
- OFF ROAD PARKING



Location

Situated at the heart of the popular South Derbyshire town of Swadlincote, in The National Forest, the property is conveniently placed for access to all the towns amenities, including the excellent primary & Secondary school, The Pipework's Retail Park, and Swadlincote town centre, along with the numerous walks and activities on offer in the National Forest including the Swadlincote Woodlands. The towns of Burton on Trent, Lichfield, Derby & Tamworth are within easy commuting distance. The M42 can also lead to the M1 making Nottingham, Birmingham and beyond very accessible making the property an ideal base for commuters

Ground Floor - Overview

The property features an opaque double glazed Regency-style entrance door with matching side light, leading to a natural oak laminated wood effect floor in the hallway. The space includes a radiator, BT connection point and a door to the converted garage which is now utilised as a Family Room/Playroom. Having a window to the front elevation, click LVT flooring, centre light point and door through to the separate Utility Area. The additional spaces allows for plumbing for a washing machine with worksurface area over and is ideal for storage. The Guest Cloak Room/WC is fitted with a two-piece suite, including a low flush WC and pedestal wash hand basin with complimentary ceramic tiled splashbacks, extractor fan, radiator, and matching wood effect flooring.

The spacious Lounge is a welcoming space with a fire surround and inset electric coal effect living flame fire, along with television and media connection points, two radiators, and a UPVC double glazed door leading through to the Sun Room. Twin glazed butler doors open into the Dining Room, which features a radiator, and UPVC double glazed walk in bay window and wooden flooring.

The Sun Room has luxury carpeted flooring, wired internet connection, radiator, and UPVC double glazed windows with UPVC double glazed doors to the rear garden. The room is enhanced by bespoke fitted blinds, Velux windows, and a spotlight feature lighting.

The Breakfast Kitchen is fitted with a range of oak wall, base, and drawer units topped with marble work surfaces. It includes an inset stainless steel four-burner gas hob, electric fan-assisted double oven, grill, and microwave. There's space and plumbing for a dishwasher, an inset stainless steel sink with side drainer, monobloc tap, and ceramic tiled splashbacks with contrasting tiled flooring. The kitchen also features space for a fridge freezer, and a UPVC double glazed window overlooking the Sun Room.

First Floor - Overview

Bedroom One is a spacious room featuring a range of built-in wardrobes, television connection point, ceiling fan, two radiators and a UPVC double glazed window to the front aspect. It also benefits from a door leading to the Shower Room/En Suite, which is fitted with a three-piece suite comprising a low flush WC, wash hand basin, and a walk-in tiled shower cubicle with electric mixer shower. Additional features include complimentary ceramic tiled splashbacks, radiator, ceiling extractor fan, halogen downlighters, and a UPVC opaque double glazed window to the front aspect.

Bedroom Two is a generously sized DOUBLE bedroom with a radiator, centre light point and wooden flooring overlooking the rear elevation. Bedroom Three offers a radiator and a UPVC double glazed window to the rear aspect, ceiling fan, TV point and fitted wardrobe. Bedroom Four is a good sized single Bedroom and benefits from a radiator, and a UPVC double glazed window to the rear aspect.

The Family Bathroom features a modern white three-piece suite, including a low centre flush WC, pedestal wash hand basin, and a feature rolled top with chrome shower attachment and mixer tap over. The room is complemented by ceramic part-tiled walls, contrasting ceramic tiled floor, radiator, centre light point, extractor fan, and a UPVC opaque double glazed window to the rear aspect.

Reception Hallway

Family Room/Playroom

12'2" x 8'5" (3.73m x 2.57m)

Utility

8'0" x 4'3" (2.44m x 1.30m)

Dining Room

12'5" incl bay x 8'5" (3.81m incl bay x 2.57m)

Ground Floor Cloaks/WC

Spacious Lounge

18'6" x 11'3" (5.66m x 3.43m)

Breakfast Kitchen

12'5" x 11'8" (3.81m x 3.56m)

Extensive Sun Room

22'6" x 10'4" (6.87m x 3.16m)

Stairs to First Floor & Landing

Bedroom One

15'1" max x 10'2" (4.62m max x 3.10m)

Ensuite

8'7" max x 4'7" (2.64m max x 1.42m)

Bedroom Two

11'6" x 8'7" (3.51m x 2.62m)

Bedroom Three

10'11" x 8'7" (3.35m x 2.62m)

Bedroom Four

10'5" x 6'5" (3.20m x 1.98m)

Family Bathroom

10'5" x 6'5" (3.20m x 1.98m)

Up-grades & Additions

Nest Heating for efficient temperature control
Security cameras and lighting installed to the rear elevation for added safety
Smoke and Carbon Monoxide alarms wired to mains for peace of mind
House alarm for enhanced security
Google Home integration for smart home convenience
External Electric Power point in the garden
EV Charger
Fully boarded loft space with ladder access, power, strip lighting and a Velux window with fitted blind

Outside - Overview

To the front elevation, there is a generous driveway that leads to the front storm porch with a covered area. Gated side access provides entry to the rear garden, which features a lawned area with established trees and shrubs. The rear elevation boasts several separate garden areas, allowing all aspects of the garden to be enjoyed by both adults and children alike. To the side of the property, a fully enclosed patio area is perfect for entertaining during the Summer months. Steps lead up to the lawned area, where a bespoke seating area offers a tranquil spot for quiet reading or relaxation. This property features a wonderfully versatile and well-maintained garden, which must be seen to be truly appreciated.

Viewing Strictly Through Liz Milsom Properties

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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.

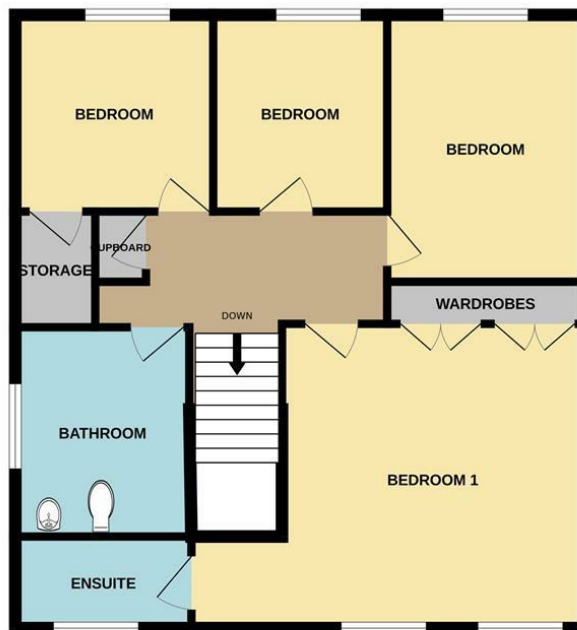




GROUND FLOOR
903 sq.ft. (83.9 sq.m.) approx.



1ST FLOOR
680 sq.ft. (63.2 sq.m.) approx.

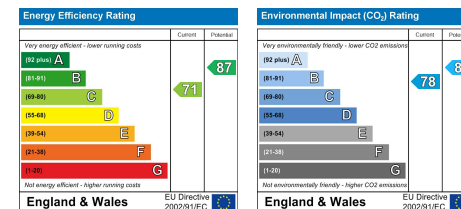


TOTAL FLOOR AREA : 1583sq.ft. (147.1 sq.m.) approx.

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

From our Office proceed along the A514 towards the Tollgate/Clock Island roundabout taking the third exit into Swadlincote Road, proceed for some distance on reaching the traffic lights take the right hand lane and turn right in to Frank Bodicote Way. Proceed along Frank Bodicote Way for some distance, at the roundabout take the second exit follow the road round and Thompson Close issues off to the right. The subject property is situated at the head of the cul-de-sac.



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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

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

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