



**28 Astbury Way**  
**Swadlincote, DE11 7BQ**  
**Offers over £210,000**

**lizmilsom**  
**properties** 

## 28 Astbury Way, Swadlincote, DE11 7BQ

**\*\* LIZ MILSOM PROPERTIES \*\*** are excited to bring to the market this well presented, **READY TO MOVE INTO** Family Home, in the heart of the National Forest close to nearby nature walks. Viewing highly recommended by Agents. The accommodation in brief comprises; Spacious Lounge/Diner with French doors opening onto a the rear garden, fitted Kitchen and ground floor Cloaks./WC. To the first floor there are three Bedrooms with an En suite Shower Room to the Master Bedroom and a family Bathroom. Externally the property benefits from **OFF ROAD PARKING** via a tandem driveway and an enclosed rear garden. EPC Rating "C"/Council Tax Band "C". Call the multi **AWARD WINNING AGENTS TODAY.....**

- Three Bedroom Semi-Detached Home
- Spacious Lounge
- Three GREAT size bedrooms
- Private Rear Garden
- Great Road links & close to amenities
- Fantastic Fitted Kitchen
- Ground Floor guest cloaks
- Family Bathroom & En Suite
- Off Road Parking for Multiple Cars
- EPC: C / TAX BAND: C



## Location

Woodville is an extremely popular area due to its closeness to all amenities which include local schools, primary & secondary, Chemist, local convenience stores, eateries, children's Nursery, Doctors surgery and Petrol station. In Swadlincote, which is approximately 2 miles travelling distance there is the Green Bank Leisure Centre and Swadlincote Dry ski slope for recreational purposes. Woodville is well placed for the commuter with excellent road links to the A511, A514, A444 leading to Ashby-de-la-Zouch, Burton upon Trent, Derby and the M42 is approximately 4 miles travelling distance leading to the M1 conurbation with Nottingham and Birmingham City centres.

## Overview

Welcome to Astbury Way, a spacious three bedroom semi-detached house located in Woodville. This beautiful property offers a perfect blend of modern living and comfort.

To the front the property has a tandem driveway with ample off road parking, a low maintenance fore garden and a pathway leads to the front door.

Step inside and discover the well-designed layout with an entrance hallway with doors off to the guest wc, fitted kitchen and spacious lounge . The kitchen is located to the front of the property and is equipped with high-quality appliances and wood effect wall and floor base units offering ample storage space, There is a window overlooking the front elevation, allowing for plenty of natural light integrated appliances include, fridge freezer, oven & hob, extractor hood, dishwasher and stainless steel drainer sink. There is plumbing and space for a washing machine. The spacious lounge is located to the rear of the property and is a great size benefiting from carpeted flooring, useful understairs storage cupboard, window overlooks the delightful rear garden and French patio doors provide plenty of natural light. The downstairs wc complete the ground floor accommodation with a low level wc and pedestal wash hand basin.

To the first floor are three bedrooms and the family bathroom. Bedroom One is located to the rear bedroom benefiting from carpeted flooring, fitted wardrobes and an ensuite shower room. The ensuite benefits from shower cubicle, low level wc and pedestal wash hand basin. Bedroom Two is another generous size double bedroom

located to the front of the property benefiting from carpeted flooring and window overlooking the front aspect. Bedroom Three is a good size single bedroom and has potential to be used as a single bedroom or home office with window overlooking the rear garden. The Family bathroom completes the accommodation with white three piece suite including, panelled bath, low level wc and pedestal wash hand basin.

The property is also blessed with a private garden, being mainly laid lawn with a patio area, providing a tranquil outdoor space for relaxation or hosting summer barbecues.

Located in Woodville, the property benefits from excellent transport links, schools, and amenities. You will find a range of shops, restaurants, and leisure facilities within easy reach, ensuring all your daily needs are catered to.

## Entrance Hall

### Guest Wc

### Fitted Kitchen

10'10 x 8'9 (3.30m x 2.67m)

### Spacious Lounge

16'0 x 13'9 (4.88m x 4.19m)

### Bedroom One

10'0 x 9'1 (3.05m x 2.77m)

### En Suite

6'10 x 4'6 (2.08m x 1.37m)

### Bedroom Two

9'10 x 9'2 (3.00m x 2.79m)

### Bedroom Three

6'8 x 6'8 (2.03m x 2.03m)

### Family Bathroom

6'7 x 6'4 (2.01m x 1.93m)

## 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

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Available:

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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.

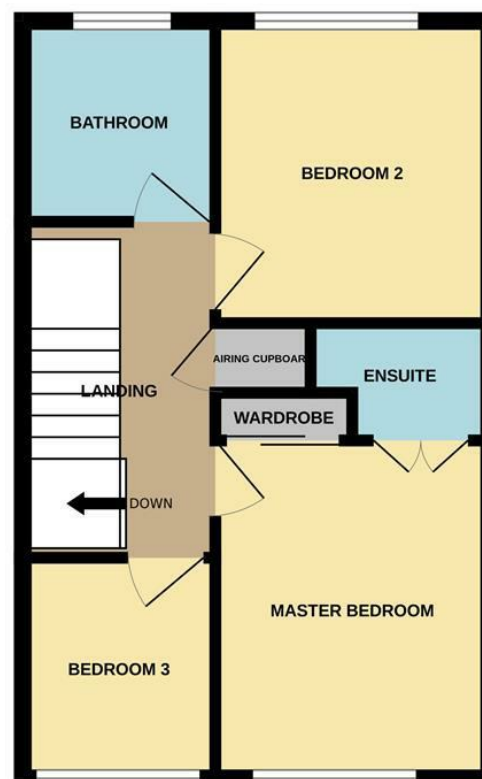
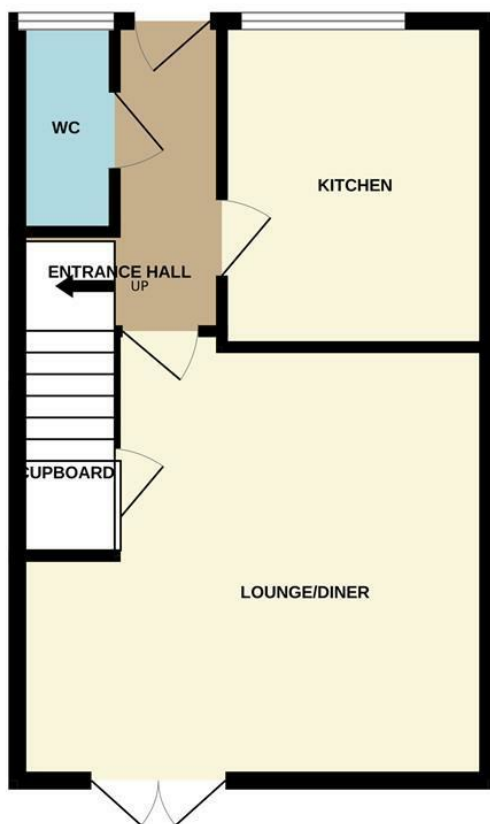


GROUND FLOOR  
390 sq.ft. (36.2 sq.m.) approx.

1ST FLOOR  
385 sq.ft. (35.8 sq.m.) approx.

## Directions

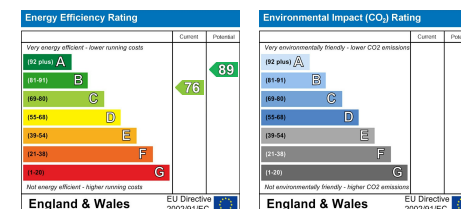
For sat nav purposes use the postcode DE11 7BQ



TOTAL FLOOR AREA : 775 sq.ft. (72.0 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: 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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