



**38 Sorrel Drive**  
**Swadlincote, DE11 7JS**  
**Offers over £280,000**

**lizmilsom**  
**properties** 



## 38 Sorrel Drive, Swadlincote, DE11 7JS

SPLENDID, DETACHED FAMILY HOME which is short drive from Swadlincote Town Centre and within easy reach of the nearby centres of Ashby de la Zouch and Burton on Trent together with excellent access to countryside and The National Forest. The house is set behind a driveway providing ample parking for two cars which leads to an Integral Garage. The property benefits FROM gas central heating & double glazing & includes Spacious Lounge/ Diner which runs the full width of the property leading fabulous fitted Kitchen and downstairs Cloaks/WC complete the ground floor accommodation. To the First Floor there are three good sized Bedrooms with stylish Ensuite to Master and a modern family Bathroom. The rear garden is a great size and ideal for relaxing in during the summer months.. TO VIEW : Call LIZ MILSOM PROPERTIES to arrange your viewing

- Extended 3 Bedroom Detached Family Home
- Ground Floor WC
- Master with En Suite
- Modern Family Bathroom
- Off Road Parking & Integral Garage
- Fabulous Fitted Kitchen
- Spacious Lounge Dining running the full width of the property
- 2 Further Generous Size bedrooms
- Private Low Maintenance Rear Garden
- EPC: D / Tax Band: C



## Location

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, 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 away.

## The Well Presented Accomodation

### Entrance Hallway

14'10 x 3'4 (4.52m x 1.02m)

A welcoming space with recessed spotlighting, stairs rising to the first floor, and doors leading to the Fabulous Fitted Kitchen. Spacious Lounge & Downstairs Wc.

### Fabulous Fitted Kitchen

12'1 x 6'2 (3.68m x 1.88m)

A well-appointed kitchen with a selection of Dove grey matching wall and base units, one and a half bowl sink with mixer tap and drainer, space & plumbing for a washing machine, electric oven, and an AEG four-ring induction hob. A double-glazed window overlooks the front elevation and a side door provides access out to the rear garden.

### Spacious Lounge Diner

21'9 x 12'2 (6.63m x 3.71m )

A spacious and airy lounge diner running the full width of the property featuring a double-glazed window overlooking the delightful rear garden, offers plenty of natural light, and ample space for both seating and dining. A double-glazed door opens out onto the garden, perfect for enjoying outdoor living.

### WC

5'11 x 2'11 (1.80m x 0.89m)

A convenient ground-floor cloakroom with a low-level WC and wash hand basin featuring a mixer tap.

### First Floor Stairs & Landing

With loft access and doors leading to all bedrooms and family bathroom.

## Master Bedroom

15'4 x 9'9 (4.67m x 2.97m)

A generously sized master bedroom with a central heating radiator, double-glazed window overlooks the rear elevation, and the added benefit of an en-suite shower room.

## Modern En Suite

6'2 x 5'9 (1.88m x 1.75m)

Comprising a three-piece suite, including a low-level WC, wash hand basin with mixer tap and vanity unit, heated ladder towel rail, and a shower cubicle. A double-glazed window to the rear elevation adds plenty of natural light.

## Bedroom

11'11 x 8'5 (3.63m x 2.57m)

A spacious second bedroom with a central heating radiator, double-glazed window to the front elevation, and a built-in storage cupboard.

## Bedroom

9'8 x 8'10 (2.95m x 2.69m )

A well-sized third bedroom, with a central heating radiator and a double-glazed window to the front elevation.

## Modern Family Bathroom

6'9 x 6'0 (2.06m x 1.83m)

A stylish family bathroom featuring a bath with gravity shower over, low-level WC, wash hand basin with vanity unit, and heated ladder towel rail. A double-glazed window to the side elevation offers additional light.

## Integral Garage

17'1 x 8'2 (5.21m x 2.49m)

## Outside

To the front, the property benefits from a driveway providing off-road parking, which leads to the integral garage and front entrance door. To the rear, a great size garden, mainly lawned with a patio area creates an ideal space for outdoor entertaining and relaxation.

## 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.

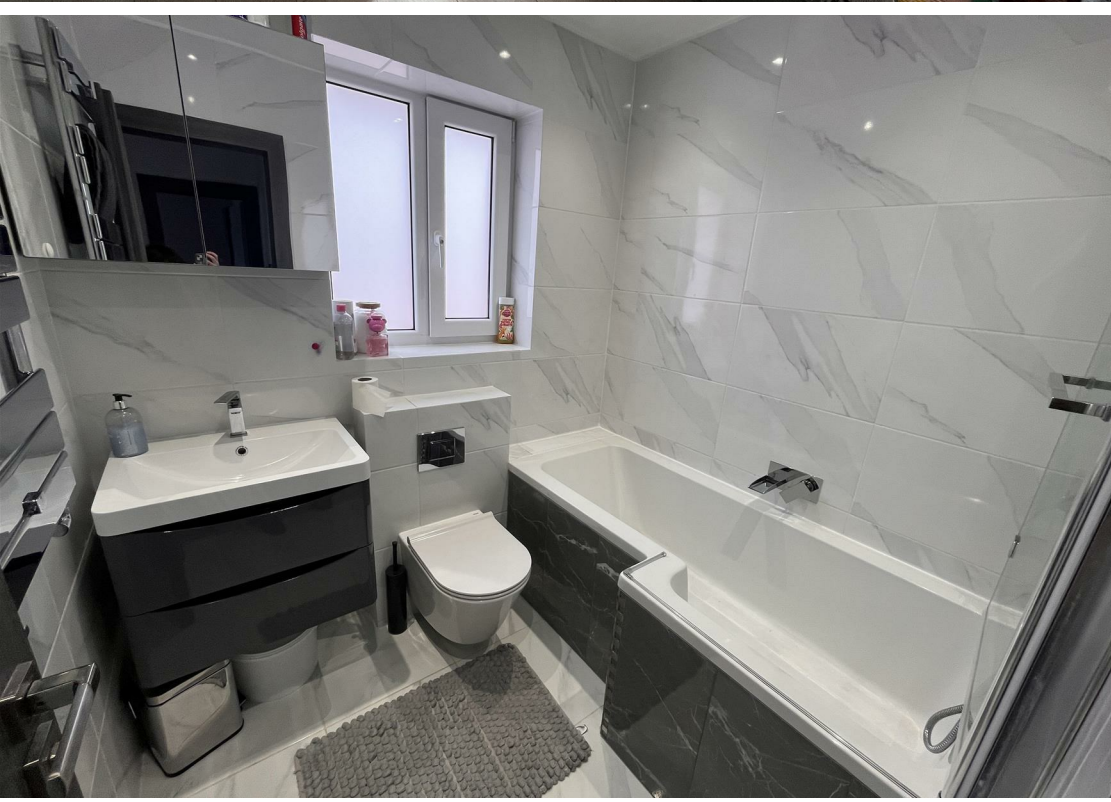
## Measurements

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.

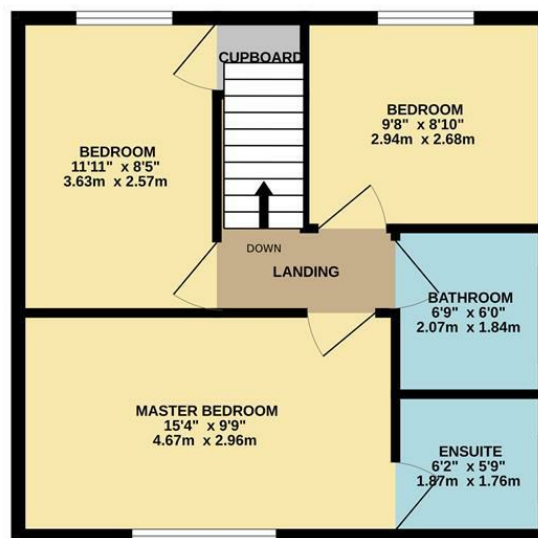
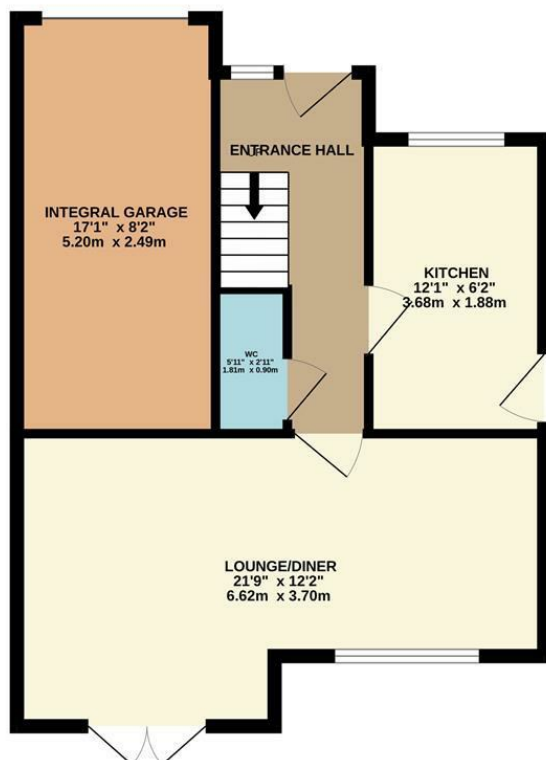






GROUND FLOOR

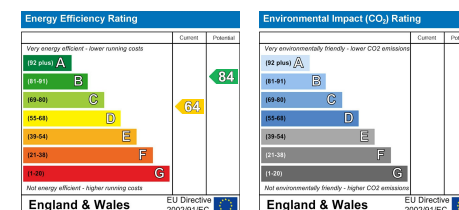
1ST FLOOR



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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## Directions

For Sat Nav purposes use the postcode DE11 7JS



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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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