



1 Buckingham Drive
Swadlincote, DE11 9LD
Reduced to £399,950

lizmilsom
properties 

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**** LIZ MILSOM PROPERTIES **** are thrilled to present this stunning 4-bedroom detached home, set on a spacious corner plot and offering over 1,500 sq. ft. of living space. Located on the modern Church Gresley estate in Swadlincote, this former show home combines contemporary design with a prime location. Church Gresley is a peaceful area being a sought-after spot for commuters, with excellent access to the M42 and A38, providing easy routes to Birmingham, Derby, and Nottingham. The estate is also conveniently close to a variety of local amenities and well-regarded schools.

The property immediately impresses with its attractive curb appeal, set on a well-sized corner plot with a large driveway enclosed by railings. The south-facing rear garden is private and not overlooked, offering a secluded patio area perfect for outdoor entertaining. The garden also wraps around the double detached garage

Inside, the welcoming hallway features convenient under-stairs storage and leads to a guest cloakroom. The ground floor boasts spacious lounge, study, dining room ,conservatory, ground floor WC/ Guest Cloakroom & the kitchen-diner. Upstairs, you'll find four generously sized double bedrooms, all with built-in wardrobes, including a master bedroom with an en-suite. The family bathroom offers a full 4-piece suite, ideal for family living.

A viewing is highly recommended to truly appreciate all this exceptional home has to offer

- Spacious & Immaculately presented 4 Bedroom Detached Family Home
- Splendid Kitchen Dinner
- 4 Generous Size DOUBLE Bedrooms with Fitted Wardrobes and En-suite to Master
- Ample Off Road Parking & Detached Garage
- Great location close to local amenities and National Forest Walks
- Spacious Lounge & Dining Room
- Fantastic Conservatory & Study
- Modern Family Bathroom & Ground Floor Guest Cloaks/WC
- South-facing Garden
- EPC: C/ TAX BAND: E



Location

Church Gresley is a peaceful area being a sought-after spot for commuters, with excellent access to the M42 and A38, providing easy routes to Birmingham, Derby, and Nottingham. The estate is also conveniently close to a variety of local amenities and well-regarded schools and pleasant walks within the national forest.

The Well Presented Accomodation

Entrance Hallway

Upon entering the property you are greeted by the light & airy entrance hallway which benefits from wooden flooring, Doors lead off to to the Guest Cloakroom/WC , Spacious Lounge, Study, Dining room and Dining Kitchen as well as the under stairs storage cupboard.

Spacious Lounge

17'11 x 11'9 (5.46m x 3.58m)
The spacious lounge is a fantastic sized room benefiting from carpeted flooring, a double glazed window to the front elevation which allows plenty of natural daylight, double glazed French patio doors to the conservatory provide a light and airy feel to the room , two central heating radiators, a gas fire place add warmth and charm to the room.

Ground Floor Guest WC

The ground floor Guest Cloak room benefits from a double glazed opaque window to front elevation, pedestal wash hand basin, tiling to splash prone areas, low level wc and vinyl flooring.

Study/Home Office

8'5" x 7'5" (2.57 x 2.28)
The Study is a light space, filled with natural light from dual aspect windows overlooking the front and side elevation benefiting from carpeted flooring and radiator

Dining Room

10'5 x 9'10 (3.18m x 3.00m)
The dining room is another great size room benefiting from a double glazed window to the side aspect allowing for plenty of natural light, carpeted flooring and central heating radiator.

Breakfast Kitchen/ Kitchen Diner

17'6 x 12'9 (5.33m x 3.89m)
The Kitchen Diner is the heart of the home being a generous size benefiting from two double glazed windows which overlook the delightful rear garden. Double glazed French patio doors lead to conservatory, a range of modern wooden wall and base units offer ample storage. with rolled edge work surface over incorporating a sink with drainer unit, gas hob, electric oven, extractor, washer dryer, fridge freezer, two central heating radiators, spotlights and attractive tiling to splash prone areas.

Splendid Conservatory

11'0 x 9'3 (3.35m x 2.82m)
The Conservatory is a great space to relax, offering delightful views over the rear garden, tiled flooring, poly carb roof and electric heater provides a cosy feel to the space.

First Floor Stairs & Landing

Carpet flooring and airing cupboard housing hot water tank. Door to all four double bedrooms and the family bathroom.

Bedroom One

17'11 x 11'9 (5.46m x 3.58m)
Bedroom One is a fantastic size bedroom with ample space for freestanding furniture, dual aspect double glazed windows to front and rear elevations, carpeted flooring, two central heating radiators and an added bonus of built in wardrobes providing great storage space.

Modern En Suite

The Modern En Suite comprises of double glazed window to front elevation, double shower cubicle, low level W.C, pedestal wash hand basin, vinyl flooring, central heating radiator, attractive tiling to splash prone areas, shaver point and extractor .

Bedroom Two

13'0 x 10'6 (3.96m x 3.20m)
Bedroom Two is another generous size double bedroom benefiting from a double glazed window to rear elevation, carpet flooring, central heating radiator and fitted wardrobes provide useful storage.

Bedroom Three

11'7 x 9'7 (3.53m x 2.92m)
Bedroom Three is another great size double bedroom with double glazed windows to the front and side elevations, again the added benefit of built in wardrobes, carpeted flooring and central heating radiator.

Bedroom Four

11'7 x 8'0 (3.53m x 2.44m)
Bedroom Four is another generous sized double bedroom, double glazed window to the side elevation, carpet flooring, central heating radiator and built in wardrobes provide useful storage.

Modern Family Bathroom

The Family bathroom completes the accommodation benefiting from a modern white four-piece suite comprising of shower cubicle, panelled bath, pedestal wash hand basin and low level Wc, central heating radiator, attractive tiling to splash prone areas and extractor with opaque window to the rear elevation.

Outside

To the front garden there are mature shrubs and a four car gated driveway providing ample secure off road parking which leads to the detached garage. The Rear Garden is south-facing so benefits from plenty of sun, two seating areas ideal for relaxing during the summer months , fenced and walled boundaries provide privacy and security, an outside tap provides practicality, wrap around garden enhances the size of the plot and gated side access provides access to the Driveway and Detached Garage.

Detached Garage

17'0 x 16'8 (5.18m x 5.08m)
The Detached Garage and is a splendid size offering Up and over door, power, lighting and door to the delightful rear garden.

Viewing Strictly Through Liz Milsom Properties

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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.





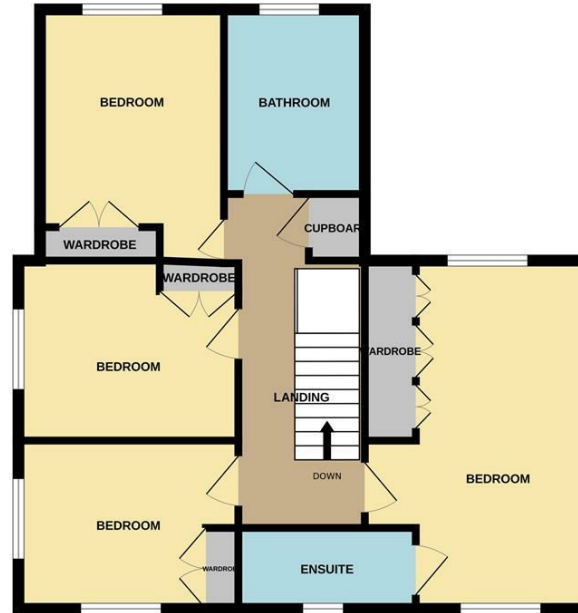
Directions

For Sat Nav purposes use the postcode DE11 9LD

GROUND FLOOR

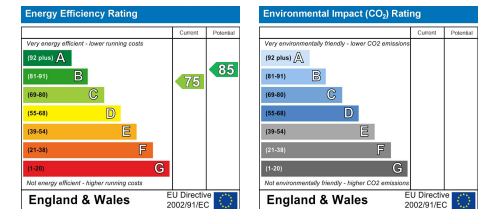


1ST FLOOR



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: E

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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