



17 Bakewell Green
Swadlincote, DE11 0TE
Reduced to £284,950

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***** LIZ MILSOM PROPERTIES ***** are delighted to bring this DECEPTIVELY SPACIOUS, 4 BEDROOM DETACHED FAMILY HOME IN A QUIET CUL-DE-SAC LOCATION. Offering well presented & much improved accommodation that includes a modern fitted kitchen, Breakfast Bar. Spacious Lounge/Diner, home office/ second reception room, ground floor family shower room / guest cloakroom to the ground floor. To the first floor there are four great sized bedrooms & family bathroom. An Added bonus to this property is the USEFUL DOUBLE GARAGE WITH A FURTHER WORKSHOP AREA TO THE REAR. There is ample off road parking with a private driveway, low maintenance front garden and delightful and peaceful rear garden to the rear . TO VIEW - Call the award winning Agents, LIZ MILSOM PROPERTIES on 01283 219336

- 4 Bed detached family home with garage & workshop
- Fitted kitchen with separate breakfast bar
- Home office / second reception room
- Family bathroom
- Ample off road parking with Garage and additional workshop space
- Spacious lounge
- Guest cloaks / Wc & Ground Floor Shower room
- Four generously size bedrooms
- Private rear garden
- EPC: D / Tax Band: C



Location

The property occupies a pleasant position, within this quiet cul de sac of similar properties, Newhall is well placed for the commuter with excellent road links leading to the towns of Burton on Trent, Ashby de la Zouch and excellent motorway networks. A bus stop is situated within close proximity of the property and local amenities are situated within High Street and Main Street, Newhall including shops, Sainsbury's Convenience Store, hairdressers, Doctors, chemist and local schools being ideal for families. There are plenty of nice local walks such as Cadley Park, a recently developed park offering pleasant walks on the doorstep.

The Well Presented Accomodation

Entrance hallway

Upon entering via the UPVC front door you are greeted by the entrance hallway which benefits from tiled flooring, window to the side elevation allows plenty of light, carpet stairs leading to all the bedrooms and the family bathroom, there is a useful under stairs storage. Doors leading off to the spacious lounge/diner and the breakfast bar area.

Spacious lounge diner

22'11 x 12'9 (6.99m x 3.89m)
The spacious living and dining area is a great size room a bay window to the front provides a light and airy feel. The room benefits from tiled flooring, two radiators, telephone and TV points & French patio doors to the delightful rear garden. There is an opening which leads into the fitted kitchen area.

Fitted kitchen

10'4 x 8'11 (3.15m x 2.72m)
The fitted kitchen benefits from tiled flooring, a window above the stainless steel sink overlooks the delightful rear garden. Modern wall and base units provide useful storage, with black rolled-edge worktop, tiled splashback, space and plumbing for freestanding washer, fridge, freezer and cooker. An archway leads to further kitchen units and breakfast bar.

Breakfast area

13'8 x 5'7 (4.17m x 1.70m)
The breakfast area is a useful room benefiting from, tiled flooring, window to the side elevation and front elevation allow for plenty of natural light. Units to match the kitchen area provide ample storage space. Doors leading to rear entrance hall and the front entrance hall.

Rear hallway

UPVC door to the side leads to the delightful rear garden. Doors to the ground floor wc/shower room and the home office/ second reception room.

Guest cloaks / wc

7'7 x 2'11 (2.31m x 0.89m)
The Guest cloaks benefits from tiled effect flooring ,white low level WC, hand basin, shower cubicle, heated towel rail and opaque window to the side provides privacy.

Home office / second reception room

13'8 x 7'0 (4.17m x 2.13m)
This room is another useful space currently used by the current

vendors as a home office this room is a multipurpose room and has potential to be used as a second reception room benefiting from tiled flooring , double doors lead out to the rear garden and provide plenty of natural light.

First floor stairs & landing

The stairs benefit from carpeted flooring with doors leading off to all the bedrooms and the family bathroom as well as a useful airing cupboard storage.

Bedroom one

12'0 x 10'4 (3.66m x 3.15m)
Bedroom one is a great size double bedroom benefiting from laminate flooring, radiator, window overlooks the rear elevation. There is ample space for freestanding furniture.

Bedroom two

12'7 x 12'0 (3.84m x 3.66m)
Bedroom two is another generous size double bedroom benefiting from laminate flooring, radiator and window overlooks the front elevation

Bedroom three

9'6 x 9'6 (2.90m x 2.90m)
Bedroom three is a large single bedroom with laminate flooring, radiator and window to the front aspect

Bedroom four

13'2 x 5'7 (4.01m x 1.70m)
Bedroom four is another good size single bedroom benefiting from laminate flooring, radiator with windows to the side and front elevations and are currently used by the vendors as a dressing room.

Family bathroom

7'5 x 6'11 (2.26m x 2.11m)
The modern family bathroom benefits from a white modern and contemporary three-piece suite consisting of panelled bath with shower over, pedestal wash hand basin and low level wc, attractive tiling to the flooring and walls. Heated towel rail and opaque window to the rear elevation.

Double garage

16'8 x 16'5 (5.08m x 5.00m)
Access via the workshop or the up and over door from the front. Power and light supply. Access to the fuse box currently used as a home gym and offers plenty of useful storage space.

Workshop

15'7 x 14'3 (4.75m x 4.34m)
Access via the double garage or via the rear garden door , windows overlook the rear garden and double doors leading to the double garage area. The workshop area benefits from power and lighting and is a great sized space. Ideal for those who are into car restorations or for those who work from home.

Outside

To The Front : Block paved private driveway offers ample off road parking and access to the double garage. Steps lead down to the another block paved are which leads to the front entrance door with decorative stoned area with various shrubs and hedge border.

To The Rear : Glorious private enclosed rear garden. Block paved provides an ideal seating area during the summer months, lawned area , various bedding plants and shrubs.

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

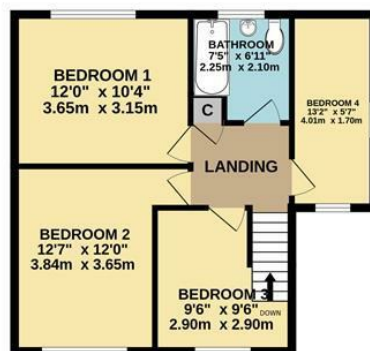
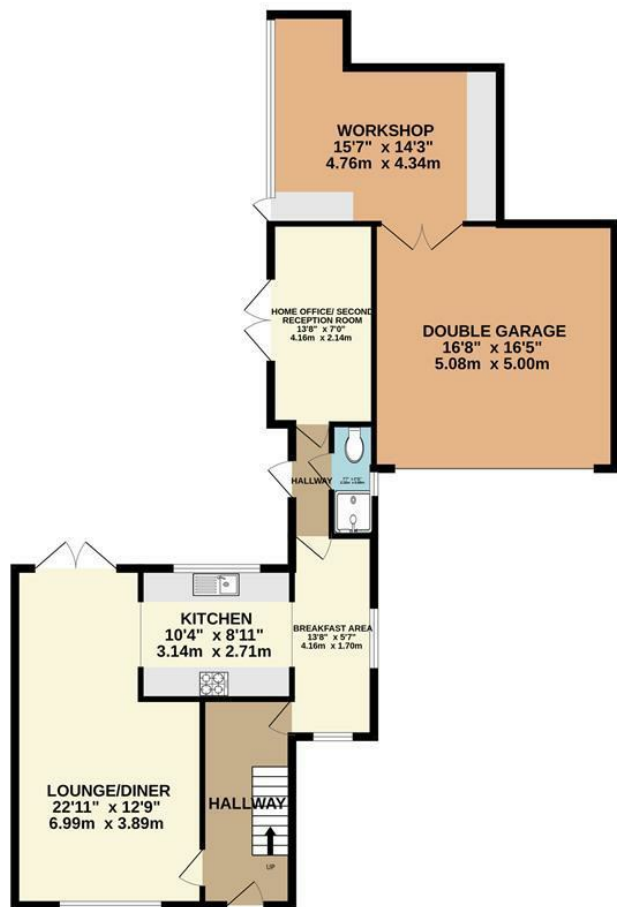
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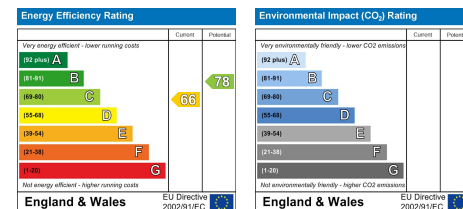


Directions

For sat nav purposes use the postcode DE11 0TE



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

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