



7 Teasel Drive
Swadlincote, DE11 7GY
£249,950

lizmilsom
properties 

7 Teasel Drive, Swadlincote, DE11 7GY

**** LIZ MILSOM PROPERTIES **** are pleased to present this **THEE BEDROOM DETACHED** Family Home. Situated in a desirable location on the edge of a popular development. Featuring gas central heating, Pvcu double glazing, and an integral **GARAGE**, the property also boasts a spacious Dining Kitchen with built-in appliances and an En-suite to the Master Bedroom. Set back from the road, the home includes well-maintained front and rear gardens and a double-width driveway offering ample **OFF ROAD PARKING**. Keenly priced, early internal viewing is highly recommended as this property is offered with **NO UPWARD CHAIN**. EPC Rating "D"/Council Tax Band "C"

- Stunning **DETACHED** Family Home
- Desirable Estate Location
- Spacious Lounge
- Open Plan Fitted Kitchen/Diner
- Bedroom One with Ensuite
- Two Further good sized Bedrooms
- Family Bathroom
- **GARAGE & Off Road Parking**
- Fully Enclosed Rear Garden
- Must Be Viewed



Location

Teasel Drive is a select cu;-de-sac of 2, 3 and 4 bedroom homes and is a very popular residential area for first time buyers, investors and young families. There are schools within walking distance or a short car journey, local parks and countryside walks. 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 having an excellent Ofsted Report on High Street and Granville Academy on Burton Road. More comprehensive shopping is available at Swadlincote or Ashby-de-la-Zouch. Swadlincote is approximately half a mile away and provides excellent amenities.

Ground Floor - Overview

Upon entering the property through the front entrance door, you are welcomed into a reception porch with a connecting door leading to the main living areas.

The lounge is tastefully decorated having a TV aerial point, laminate flooring, and a double glazed leaded light window to the front elevation, creating a bright and welcoming space.

Flowing through to the dining kitchen, the kitchen area is well equipped with a range of wall and floor mounted units, ample work surface areas, and an inset stainless steel sink with mixer tap. Included in the sale are a gas hob, electric oven, and extractor hood along with the integrated dishwasher. The gas boiler is neatly concealed behind a matching wall unit. There is appliance space for a fridge freezer and plumbing for both a washing machine and dishwasher. The rear-facing double glazed leaded light window provides pleasant garden views, complemented by attractive wall tiling.

The dining area continues with laminate flooring and features stairs rising to the first floor, a useful understairs storage cupboard, a radiator, large double glazed patio doors open out to the delightful, non-overlooked rear garden, providing plenty of natural light and a great space for entertaining or family dining.

First Floor - Overview

The landing is tastefully decorated and provides access to all upstairs rooms. It includes a smoke alarm, access to the roof void, and carpeted flooring.

The master bedroom is located at the front of the property and enjoys natural light from two double glazed windows. The room features a radiator, and comes with freestanding wardrobes. A door leads to the en-suite, which includes a three-piece suite comprising a separate tiled shower cubicle, pedestal wash hand basin, and low-level WC. The walls are attractively tiled, and there is a side-facing double glazed window and extractor fan. The second bedroom, situated at the rear of the property, has a double glazed window overlooking the garden and a

radiator, offering a quiet and comfortable space. The third bedroom can be used as a study/office or alternative as bedroom three - this is a good sized single room. It features a double glazed window to the front elevation, carpeted flooring and radiator. The family bathroom is fitted with a white three-piece suite comprising a pedestal wash hand basin, low level WC, and a bath with a Mira electric shower over and screen. The room also features attractive wall tiling, an extractor fan, a built-in airing cupboard housing the hot water cylinder, and an opaque double glazed window to the rear elevation.

Reception Porch

Spacious Lounge

13'9 x 10'5 (4.19m x 3.18m)

Open Plan Fitted Kitchen/Diner

19'0 x 10'2 (5.79m x 3.10m)

Stairs to First Floor & Landing

Bedroom One

12'7 x 10'4 (3.84m x 3.15m)

Ensuite Shower Room

Bedroom Two

10'4 x 8'2 (3.15m x 2.49m)

Bedroom Three

8'5 x 8'3 (2.57m x 2.51m)

Family Bathroom

Outside - Overview

The property is attractively set back from the road, offering a sense of privacy and space. A double width driveway provides ample off-road parking for two vehicles and leads to the integral single garage, which is fitted with an up-and-over door, power, and light supply—ideal for secure parking or additional storage.

Side pedestrian access leads to a fully enclosed and well-maintained rear garden, ideal for families. The garden features an extensive patio area—perfect for outdoor dining or entertaining—along with an outside tap for convenience. The majority of the garden is laid to lawn, complemented by shaped flower borders and various shrubs, creating a pleasant and private outdoor space. A standout feature is the level plot, making it child-friendly and easy to maintain, while the garden is not directly overlooked and enjoys distant views, adding to its overall appeal.

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

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

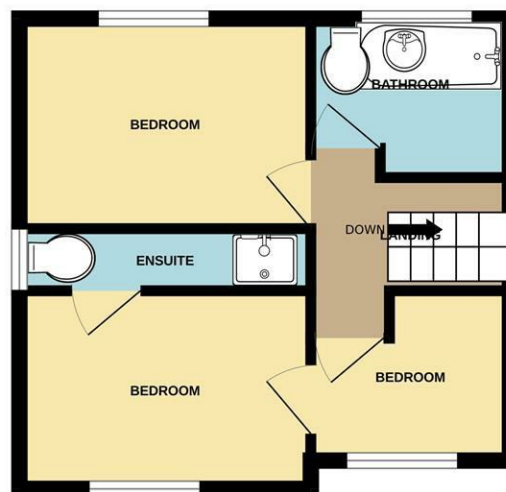
Freehold - with vacant possession on completion. Liz Milsom Properties Limited recommend that purchasers satisfy themselves as to the tenure of this property and we recommend they consult a legal representative such as a solicitor appointed in their purchase.



GROUND FLOOR
356 sq.ft. (33.0 sq.m.) approx.



1ST FLOOR
290 sq.ft. (27.0 sq.m.) approx.

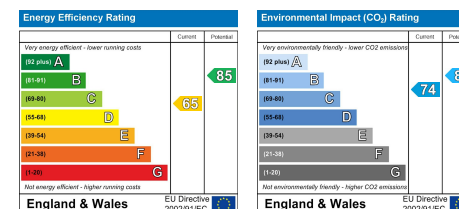


TOTAL FLOOR AREA : 646 sq.ft. (60.0 sq.m.) approx.

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.
Made with Metropix ©2025

Directions

The property is best approached by travelling from our office in Dinmore Grange, Hartshorne, turning right into Woodville Road, which then becomes Hartshorne Road (A514) upon reaching the Tollgate roundabout take the fourth exit into Burton Road, Woodville (A511) and turn right into Sorrel Drive. Proceed for some distance and Teasel Drive is a turning on the right hand side, continue for a short distance and the subject property is on the left hand side.



Seabrook House, Dinmore Grange, Hartshorne,
Swadlincote, Derbyshire DE11 7NJ

Directors: E M Milsom G T Milsom

📞 01283 219336

📞 07974 113853

✉ liz.milsom@lizmilsomproperties.co.uk

🌐 lizmilsomproperties.co.uk

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.

**We can search
1,000s of mortgages
for you**

It could take just 15 minutes with
one of our specialist advisers:

Call: **01283 219336**
Online: www.mortgageadvicebureau.com/lizmilsom



Your home may be repossessed if you do not keep up repayments on your mortgage.
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.



MAB 4202