



43 Toulmin Drive
Swadlincote, Derbyshire DE11 0BH
£209,950

lizmilsom
properties 

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**** LIZ MILSOM PROPERTIES **** are delighted to present this well-maintained Three Bedroom SEMI-DETACHED Family Home. Ideally located close to local amenities and Swadlincote town centre, with excellent transport links and bus routes. The property benefits from gas central heating, double glazing, and features a stylish Kitchen Diner, Conservatory, separate Utility Room, and downstairs WC. Accommodation includes two generous Double Bedrooms, a further Single Bedroom, and a recently refitted modern Family Bathroom. Externally, there is ample Off-Road Parking and a fully enclosed, private rear garden that is not overlooked. EPC Rating "C"/Council Tax Band "B" - Call the friendly Team at Liz Milsom Properties today to arrange your viewing!

- Three Bed SEMI-DETACHED Home
- Gas Central Heating
- Spacious Conservatory
- Non-Overlook Rear Garden
- OFF ROAD PARKING
- PVCu Double Glazing
- Splendid Kitchen Diner
- Spacious Lounge
- Separate Utility & Downstairs WC
- Close to Swadlincote Town Centre



Location

The property is well placed within walking distance of the town centre and primary and secondary schools. Swadlincote is well placed for the commuter with excellent road links leading to Burton upon Trent, Ashby de la Zouch and Derby with the major A-roads of the A444, A511 and A38. The M42 is also easily accessible which in turn leads to the major cities. Swadlincote town itself has an excellent range of facilities including eateries, Cinema, a variety of supermarkets and shopping facilities. Doctors Surgery and Health Centre, and the bus station is central close to the Library .Leisure pursuits are provided by the National Forest with Hicks Lodge, Moira Furnace and Conkers all close-by and ample activities in and around Swadlincote itself, including Greenbank Leisure Centre and the Snowsports Centre

Overview - Ground Floor

The property is set behind a low-maintenance fore garden. The newly fitted front entrance door, opens into a welcoming Reception Hallway with laminate flooring, staircase to the first floor, and access to the spacious and naturally bright Lounge. A striking walk-in bay window to the front elevation floods the room with natural light, complemented by laminate flooring, a centre light point, radiator, and TV point – making it an ideal space for relaxing or entertaining. From here, a doorway leads into the well-proportioned Kitchen/Diner, which offers a range of wall and base units with work surfaces over, plumbing for appliances and space for an American-style fridge freezer. The room easily accommodates a dining table, with the Conservatory off to the rear – featuring laminate flooring, ceiling fan, and doors opening onto the private rear garden and patio. Adjacent to the Kitchen is a practical Utility Area having space for appliances and access to the Ground Floor WC, fitted with a modern two-piece white suite – a convenient addition for busy family life.

Overview - First Floor

Stairs rise from the ground floor to a bright and airy First Floor Landing, featuring a side-facing window, access to the loft space, and all first-floor rooms leading off. The Main Bedroom overlooks the rear elevation and is well-presented with laminate flooring, a centre light point, radiator, and TV point. Bedroom Two is another generously sized double room, positioned to the front of the property, while Bedroom Three is a single room benefiting from a bespoke built-in bedframe, laminate flooring, TV point, radiator, and centre light fitting—ideal as a child’s bedroom or home office. The newly fitted Family Bathroom has been finished to a high modern standard, comprising a stylish three-piece white suite with a closed-coupled WC and wash hand basin, spa bath with electric shower over, and contemporary wall finishes.

Entrance Hallway

Having stairs leading off to First Floor, radiator and door to the;

Lounge

14'1 inc walk in bay window x 12'0 (4.29m inc walk in bay window x 3.66m)

Kitchen Diner

15'0 x 9'0 (4.57m x 2.74m)

Separate Utility

7'0 x 4'10 (2.13m x 1.47m)

Downstairs WC

4'10 x 3'1 (1.47m x 0.94m)

Conservatory

First Floor and Landing

Bedroom One

12'1 x 9'0 (3.68m x 2.74m)

Bedroom Two

10'0 x 8'0 (3.05m x 2.44m)

Bedroom Three

7'1 x 6'10 (2.16m x 2.08m)

Family Bathroom

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

OUTSIDE - FRONT

The front elevation of the property is both delightful and welcoming, featuring a low-maintenance fore garden and wooden side-gated access leading to the side and rear elevations, offering a degree of privacy and convenience.

Enclosed Rear Garden

The rear garden enjoys a private, non-overlooked position, enclosed by fence panelled boundaries for added seclusion. It features a generous patio area, ideal for outdoor dining and entertaining, along with a lawned section and raised flower borders for added character. A garden shed can be purchased via separate negotiation but the property also benefits from an outside tap.

DRAFT DETAILS

DG - 10.05.2025 - Draft 1

Viewing Strictly Through Liz Milsom Properties

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9.00 am - 8.00 pm Thursday

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Closed - Sunday

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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

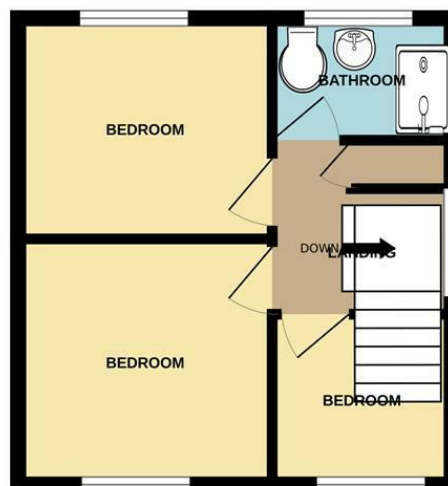
Freehold - with vacant possession on completion. Liz Milsom Properties Limited recommend that purchasers satisfy themselves as to the tenure of this property and we recommend they consult a legal representative such as a solicitor appointed in their purchase.



GROUND FLOOR



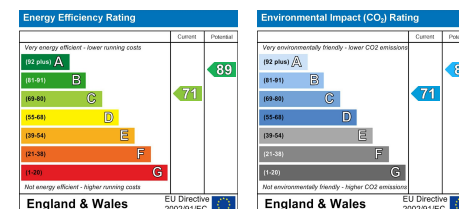
1ST FLOOR



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

The property is best approached off the Sainsburys island on Civic way, taking the turning for Darklands Road, and first right into Toulmin Drive, continue for some distance bearing left and No 43 is situated on the left hand side nearing the head of the cul de sac.



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COUNCIL TAX

Band: B

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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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

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THE NATIONAL ASSOCIATION OF ESTATE AGENTS (NAEA)/THE PROPERTY OMBUDSMAN SCHEME

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