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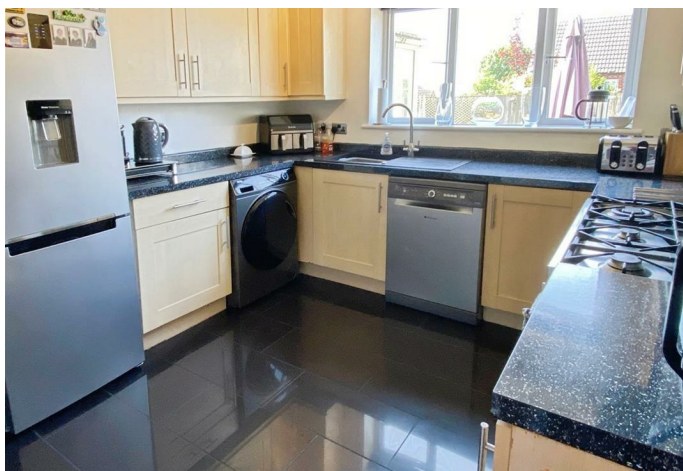
**43 Bretby Hollow**  
**Newhall, Swadlincote, DE11 0UE**  
**£274,950**



### 43 Bretby Hollow, Newhall, Swadlincote, DE11 0UE

Nestled in a quiet select cul-de-sac in Newhall, this well presented three-bedroom family home offers a perfect blend of comfort, style, and practicality. Upon entering, a bright and welcoming hallway, with Cloaks/WC, to the right there is a Dining room which is multi-functional, a second Reception room which could be an office for those that work from home, spacious lounge-diner flows effortlessly into a light-filled conservatory, which opens onto a south-facing rear garden—ideal for both relaxing and entertaining. Completing the ground floor accommodation is the well-appointed and equipped kitchen with modern fittings. Upstairs, the home features three well-proportioned double bedrooms, including a master with its own en-suite, while the remaining bedrooms are served by a spacious family bathroom. Additional benefits include a shared driveway with space for two cars, ensuring ample parking and a delightful rear garden EPC rating C, Council Tax Band C Call the Award Winning Agents, LIZ MILSOM PROPERTIES today to book your appointment!

- Offered with NO UPWARD CHAIN
- Perfect for first time buyers & families
- Fitted Kitchen, Lounge, Conservatory
- Master Bedroom with En Suite
- Double width off road parking
- Splendid detached FAMILY HOME
- Small cul-de-sac, popular development
- Separate Dining Room & Family room
- Delightful south facing rear garden
- Excellent roadlinks - VIEW EARLY!



**Location**

The property occupies a pleasant select cul-de-sac location on this ever popular development, built by JS Bloor Homes. Newhall has excellent facilities including post office, doctors surgery, chemist, local convenience store, schools of all grades and recreational facilities. There is also a local bus route. Conveniently located near the countryside, property is ideal for the commuter with excellent road links to the towns of Burton on Trent, Ashby-de-la-Zouch, Swadlincote via the A511, A514 and A38 which in turn lead to the city centres of Lichfield, Birmingham and Nottingham and the M42 motorway network is within close proximity leading to the M1 and beyond, making it an ideal choice for families seeking both tranquillity and accessibility.

**Overview - Ground floor and first floor**

The property benefits from gas central heating and double glazing throughout,

Upon entering, a bright and welcoming hallway, with Cloaks/WC, to the right there is a Dining room/Office which is multi-functional, a second Reception room, which could be an office for those that work from home, spacious lounge-diner flows effortlessly into a light-filled conservatory, which opens onto a south-facing rear garden—ideal for both relaxing and entertaining. Completing the ground floor accommodation is the well-appointed and equipped kitchen with modern fittings.

Upstairs, the home features three well-proportioned double bedrooms, including a master with built in fitted double wardrobes and its own en-suite, while the remaining bedrooms are served by a spacious family bathroom.

**The well presented accommodation:-**

**Reception Hall**

A welcoming Reception Hall with laminate floor provides access to to the downstairs Cloaks/WC, Dining Room & Snug/Family Room, (Formerly the garage)

**Guest Cloaks/WC**

Having two piece white suite comprising of pedestal wash hand basin and low level WC. Radiator, ceiling, laminate flooring and opaque double glazed window to the side elevation.

**Separate Dining Room/Office**

9'05 x 8'08 (2.87m x 2.64m)  
Located to the front of the property, with double glazed window, TV aerial point, ceiling light point and practical laminate floor. Currently used as an office, but is multi-functional.

**Spacious Lounge**

14'3 x 11'4 (4.34m x 3.45m)  
A great sized family room, a focal point of which is the Adam style fire surround with raised hearth and fitted electric fire. TV aerial point, laminate flooring, ceiling light point , radiator and archway leading to the conservatory.

**Splendid Conservatory**

9'11 x 9'11 (3.02m x 3.02m)  
Being a good size with laminate flooring, TV aerial point and double glazed french doors leading to the delightful rear garden. Perfect for entertaining with friends and family,

**Fitted Kitchen**

11'04 x 10'0 (3.45m x 3.05m)  
Having a good range of wall and floor mounted units in a horseshoe shape, ample rolled edge work surface areas and inset 1.5 bowl sink unit with mixer tap over. Plumbing for automatic washer, dishwasher, included in the sale is the Range over, tiled flooring, radiator, ceiling light point, useful storage cupboard, double glazed window to the rear elevation and door leading to the side access and rear garden.

**Family Room/ Office/Multi-functional room**

12'7 x 7'7 (3.84m x 2.31m)  
Well proportioned family room or snug or may be an office with inbuilt storage cupboards, perfect for additional storage.

**First floor and Landing**

Stairs leading from the Reception Hall to the first floor and landing with access to all first floor accommodation. Loft access and fitted carpet,

**Principal double bedroom**

11'09 x 9'10 (3.58m x 3.00m)  
With laminate flooring, two double built-in wardrobes and window overlooking the rear garden, access to en-suite shower room.

**En Suite Shower Room**

9'08 x 4'01 (2.95m x 1.24m)  
With tiled flooring, hand basin, low level flush wc and a tiled recessed shower enclosure with glass door and thermostatic shower.

**Double bedroom**

11'3 x 10'00 (3.43m x 3.05m)  
Double sized second bedroom with carpet flooring and plenty of space for free standing wardrobes.

**Double bedroom**

11'2 x 08'00 (3.40m x 2.44m)  
Double sized second bedroom with laminate flooring and plenty of space for free standing wardrobes.

**Family bathroom**

Spacious family bathroom with tiled walls, vinyl flooring, three piece suite comprising P shaped bath, thermostatic shower, low level flush WC and pedestal hand basin.

**Outside - Front driveway**

Shared driveway leading to the property with double width off road parking for two vehicles. Timber gate leads to the fully enclosed delightful rear garden.

**Fully enclosed delightful rear garden**

The delightful rear garden is south facing with panelled fenced boundaries, two great sized patios, perfect for entertaining with family and friends, flower borders and lawn area. Conveniently located near the countryside, local schools for all ages and essential amenities, this

home also boasts excellent transport links to Ashby and Burton on Trent, making it an ideal choice for families seeking both tranquillity and accessibility.

**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.

**Viewing Strictly Through Liz Milsom Properties**

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Closed - Sunday

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**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.

LMPL/LMM/DG/15.05.2025.DRAFT/1  
LMPL/LMM/DG/17.05.2025/APPR/2



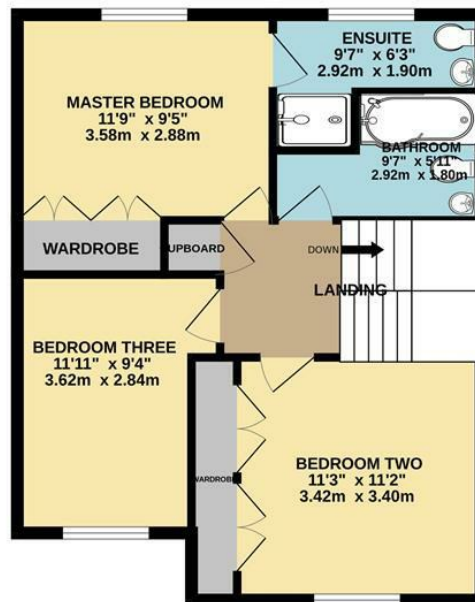




GROUND FLOOR  
647 sq.ft. (60.1 sq.m.) approx.



1ST FLOOR  
549 sq.ft. (51.0 sq.m.) approx.

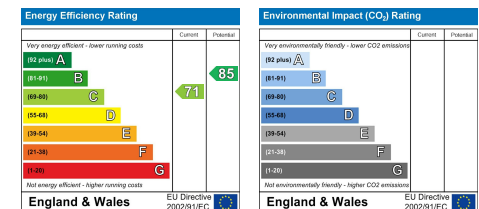


TOTAL FLOOR AREA: 1196 sq.ft. (111.1 sq.m.) approx.

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.  
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## Directions

The property is best approached by travelling from Swadlincote town centre towards Burton On Trent along the A511 Burton Road. Upon reaching the mini roundabout take the first exit into Wood Lane, immediately prior to The Chesterfield Public House. Proceed for a short distance turning right into Bretby Hollow, then the next left onto Bretby Heights where the subject property is situated on the left hand side clearly denoted by our distinctive red 'For Sale' board. For SAT NAV purposes use DE11 0UE



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](mailto:liz.milsom@lizmilsomproperties.co.uk)

🌐 [lizmilsomproperties.co.uk](http://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

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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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