



725 Burton Road
Swadlincote, Derbyshire DE11 0DL
£425,000

lizmilsom
properties 

725 Burton Road, Swadlincote, Derbyshire DE11 0DL

**** LIZ MILSOM PROPERTIES **** are delighted to bring to the market this impressive DETACHED 4-Bedroom Family Home, set well back from the road in a sought-after location. Boasting ample OFF ROAD PARKING and a delightful, non-overlooked SOUTH FACING rear garden, this spacious property offers versatile living accommodation ideal for modern family life. In brief, the ground floor comprises: welcoming Reception Hallway, Kitchen, Playroom/Office, Dining Room, Cloaks/WC, and a generous Lounge perfect for entertaining. To the first floor, you will find four DOUBLE Bedrooms, including a Master with Ensuite, along with a Family Bathroom. This superb home offers excellent value and space – an internal inspection is HIGHLY RECOMMENDED to fully appreciate the accommodation on offer. EPC Rating: E | Council Tax Band: D - HURRY TO VIEW – THIS ONE WON'T BE AROUND FOR LONG!

- Deceptive DETACHED Family Home
- Modern Kitchen
- Master Bedroom & Ensuite
- Family Bathroom
- Fully Enclosed Rear Garden
- Three Reception Rooms
- Ground Floor WC
- Three further DOUBLE Bedrooms
- Garage & OFF ROAD PARKING
- HURRY TO VIEW.....



Location

The property occupies a pleasant position set well back from the road on a generous sized plot on this well established road. Midway is a village in South Derbyshire approximately 1.5 miles east of Swadlincote and approximately 4 miles west of Ashby de la Zouch, a popular market town offering a range of local amenities and facilities together with transport links and via the A42 dual carriageway to East Midlands conurbations and beyond. Woodville offers a range of village amenities within one mile of the property, including local mini-supermarket, schools, Post Office. The village is also located on the fringe of the National Forest with associated countryside walks and easy access to Conkers National Forest centre at Moira close by. Road links via the A42 also lead to Nottingham East Midlands Airport and Birmingham Airport together with main line Intercity rail links at Tamworth and East Midlands Parkway.

Overview - Ground Floor

The property is accessed via a stylish UPVc front entrance door, opening into a welcoming Reception Hallway. From here, all ground floor accommodation leads off, along with the staircase to the first floor. The hallway is finished with low- maintenance laminated flooring, providing a clean and contemporary feel.

Positioned to the right-hand side of the property is the bright and modern Kitchen, featuring a range of sleek white high gloss wall and base units, complemented by concealed ambient lighting to the units and kickboards. Integrated appliances include an electric oven, halogen hob, and extractor fan, dish washer, while tiled flooring adds a practical touch. A door provides access to the side elevation for added convenience.

To the left-hand side, a versatile multi-functional room currently used as a Playroom/nursery, could be used as an Office or 5th bedroom offering flexibility for family living. This room benefits from a side-facing window, carpeted flooring, centre light point, and plumbing for an automatic washing machine, making it ideal for a variety of uses. Also located to the side elevation is the Ground Floor Cloaks/WC, fitted with a modern two-piece white suite, laminated flooring, and a centre light point. Integral Fire door to large garage.

Returning through the hallway, the spacious Lounge sits to the rear of the property and is a standout feature – light and airy with carpeted flooring, a feature fireplace with inset electric fire, Two centre light points, and large patio doors opening out onto the rear garden and patio area. Completing the ground floor accommodation is the Dining Room, which enjoys views over the rear garden. It features a rear-facing window, carpeted flooring, centre light point, making it a perfect setting for family meals and entertaining.

Overview - First Floor

The first floor continues to impress, offering a light and airy space with a particularly generous landing area, from which all first floor accommodation leads off.

The Master Bedroom is located to the rear elevation and enjoys pleasant garden views through two windows, flooding the room with natural light. This is a well-proportioned double bedroom, featuring carpeted

flooring, two centre light points, and access to a spacious four-piece Ensuite. The Ensuite comprises a shower cubicle, closed-coupled WC, sink, bidet, and a side-facing window, with carpeted flooring throughout. Bedroom Two located to the front elevation, enjoys views over rolling countryside but is another generous double room, complete with carpeted flooring, centre light point. Bedroom Three is an L-shaped room also facing the front elevation, capable of accommodating a double bed, and features carpeted flooring and a centre light point. Bedroom Four, situated at the rear of the property, is yet another double bedroom, enjoying views over the rear garden and offering excellent flexibility for family use or guests. Completing the first floor is the Family Bathroom, a fantastic size and fitted with a modern four-piece suite including a low-level WC, electric shower with cubicle, sink, and a panelled bath with central taps—ideal for busy family life.

Special Notes - the landing area provides access to the large airing cupboard with immersion heater. Access to partially boarded loft,. All Bedrooms apart from rooms 1 and 4 have electric storage heaters which are charged on Economy 7 during the night.

Reception Hallway

Kitchen

15'1" x 8'1" (4.60m x 2.47)

Playroom/Office

12'1" x 9'6" (3.69m x 2.90m)

Ground Floor Cloaks/WC

7'10" x 3'3" (2.41m x 1.01m)

Dining Room

11'11" x 10'11" (3.65m x 3.35m)

Spacious Lounge

17'0" x 14'7" (5.2m x 4.47m)

Stairs to First Floor & Landing

Bedroom One

15'9" x 12'1" (4.81m x 3.70m)

Ensuite

9'1" x 8'0" (2.78m x 2.46m)

Bedroom Two

14'3" x 10'9" (4.36m x 3.30m)

Bedroom Three

14'9" x 14'2" (4.51m x 4.32m)

Bedroom Four

12'1" x 9'6" (3.69m x 2.91m)

Family Bathroom

10'5" x 7'10" (3.18m x 2.41m)

Outside - Overview

The property is set well back from the road, offering excellent kerb appeal with a low-maintenance foregarden and ample OFF ROAD PARKING There is convenient access to the over-sized integral GARAGE, which benefits from an up-and-over door, as well as power and lighting. Notably, the Garage can also be accessed internally via a service door from the Reception Hallway, adding to the home's

practicality.

To the side, a wooden gate leads through to the delightful and well-maintained rear SOUTH FACING garden—a true highlight of this property. Fully enclosed with panelled fencing, the garden provides a private and tranquil space, featuring a lush lawn, a large patio area perfect for outdoor dining and entertaining, and a charming garden pond. Beautifully established with a variety of plants and bursts of seasonal colour, this garden offers a small haven of peace and relaxation, ideal for families and garden enthusiasts alike.

GARAGE

17'11" x 10'2" (5.47m x 3.11m)

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 COMPETITVE 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 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.



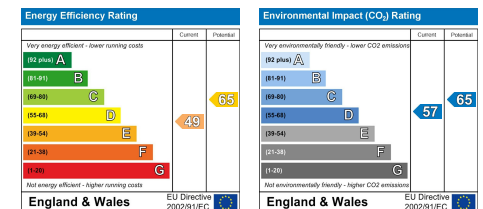


The floor plan shows a central RECEPTION HALL with a staircase labeled 'UP'. To the left of the hall are the LOUNGE, MULTI-FUNCTIONAL ROOM, and WC. To the right are the DINING ROOM and KITCHEN. A GARAGE is located at the bottom left. Doors are indicated by arcs, and windows are shown as lines on the exterior walls.

The floor plan shows a central **LANDING AREA** with a staircase labeled **DOWN**. The rooms are arranged as follows:

- BEDROOM 1** (top right)
- BEDROOM 2** (bottom left)
- BEDROOM 3** (bottom right)
- BEDROOM 4** (top left)
- BATHROOM** (left of the landing area)
- ENSUITE** (right of the landing area)
- W.C.** (bottom right, near Bedroom 3)
- W.C. 2** (bottom left, near Bedroom 2)
- W.C. 3** (bottom center, near the staircase)
- W.C. 4** (bottom left, near Bedroom 2)
- W.C. 5** (bottom left, near Bedroom 2)
- W.C. 6** (bottom left, near Bedroom 2)
- W.C. 7** (bottom left, near Bedroom 2)
- W.C. 8** (bottom left, near Bedroom 2)
- W.C. 9** (bottom left, near Bedroom 2)
- W.C. 10** (bottom left, near Bedroom 2)
- W.C. 11** (bottom left, near Bedroom 2)
- W.C. 12** (bottom left, near Bedroom 2)
- W.C. 13** (bottom left, near Bedroom 2)
- W.C. 14** (bottom left, near Bedroom 2)
- W.C. 15** (bottom left, near Bedroom 2)
- W.C. 16** (bottom left, near Bedroom 2)
- W.C. 17** (bottom left, near Bedroom 2)
- W.C. 18** (bottom left, near Bedroom 2)
- W.C. 19** (bottom left, near Bedroom 2)
- W.C. 20** (bottom left, near Bedroom 2)
- W.C. 21** (bottom left, near Bedroom 2)
- W.C. 22** (bottom left, near Bedroom 2)
- W.C. 23** (bottom left, near Bedroom 2)
- W.C. 24** (bottom left, near Bedroom 2)
- W.C. 25** (bottom left, near Bedroom 2)
- W.C. 26** (bottom left, near Bedroom 2)
- W.C. 27** (bottom left, near Bedroom 2)
- W.C. 28** (bottom left, near Bedroom 2)
- W.C. 29** (bottom left, near Bedroom 2)
- W.C. 30** (bottom left, near Bedroom 2)
- W.C. 31** (bottom left, near Bedroom 2)
- W.C. 32** (bottom left, near Bedroom 2)
- W.C. 33** (bottom left, near Bedroom 2)
- W.C. 34** (bottom left, near Bedroom 2)
- W.C. 35** (bottom left, near Bedroom 2)
- W.C. 36** (bottom left, near Bedroom 2)
- W.C. 37** (bottom left, near Bedroom 2)
- W.C. 38** (bottom left, near Bedroom 2)
- W.C. 39** (bottom left, near Bedroom 2)
- W.C. 40** (bottom left, near Bedroom 2)
- W.C. 41** (bottom left, near Bedroom 2)
- W.C. 42** (bottom left, near Bedroom 2)
- W.C. 43** (bottom left, near Bedroom 2)
- W.C. 44** (bottom left, near Bedroom 2)
- W.C. 45** (bottom left, near Bedroom 2)
- W.C. 46** (bottom left, near Bedroom 2)
- W.C. 47** (bottom left, near Bedroom 2)
- W.C. 48** (bottom left, near Bedroom 2)
- W.C. 49** (bottom left, near Bedroom 2)
- W.C. 50** (bottom left, near Bedroom 2)
- W.C. 51** (bottom left, near Bedroom 2)
- W.C. 52** (bottom left, near Bedroom 2)
- W.C. 53** (bottom left, near Bedroom 2)
- W.C. 54** (bottom left, near Bedroom 2)
- W.C. 55** (bottom left, near Bedroom 2)
- W.C. 56** (bottom left, near Bedroom 2)
- W.C. 57** (bottom left, near Bedroom 2)
- W.C. 58** (bottom left, near Bedroom 2)
- W.C. 59** (bottom left, near Bedroom 2)
- W.C. 60** (bottom left, near Bedroom 2)
- W.C. 61** (bottom left, near Bedroom 2)
- W.C. 62** (bottom left, near Bedroom 2)
- W.C. 63** (bottom left, near Bedroom 2)
- W.C. 64** (bottom left, near Bedroom 2)
- W.C. 65** (bottom left, near Bedroom 2)
- W.C. 66** (bottom left, near Bedroom 2)
- W.C. 67** (bottom left, near Bedroom 2)
- W.C. 68** (bottom left, near Bedroom 2)
- W.C. 69** (bottom left, near Bedroom 2)
- W.C. 70** (bottom left, near Bedroom 2)
- W.C. 71** (bottom left, near Bedroom 2)
- W.C. 72** (bottom left, near Bedroom 2)
- W.C. 73** (bottom left, near Bedroom 2)
- W.C. 74** (bottom left, near Bedroom 2)
- W.C. 75** (bottom left, near Bedroom 2)
- W.C. 76** (bottom left, near Bedroom 2)
- W.C. 77** (bottom left, near Bedroom 2)
- W.C. 78** (bottom left, near Bedroom 2)
- W.C. 79** (bottom left, near Bedroom 2)
- W.C. 80** (bottom left, near Bedroom 2)
- W.C. 81** (bottom left, near Bedroom 2)
- W.C. 82** (bottom left, near Bedroom 2)
- W.C. 83** (bottom left, near Bedroom 2)
- W.C. 84** (bottom left, near Bedroom 2)
- W.C. 85** (bottom left, near Bedroom 2)
- W.C. 86** (bottom left, near Bedroom 2)
- W.C. 87** (bottom left, near Bedroom 2)
- W.C. 88** (bottom left, near Bedroom 2)
- W.C. 89** (bottom left, near Bedroom 2)
- W.C. 90** (bottom left, near Bedroom 2)
- W.C. 91** (bottom left, near Bedroom 2)
- W.C. 92** (bottom left, near Bedroom 2)
- W.C. 93** (bottom left, near Bedroom 2)
- W.C. 94** (bottom left, near Bedroom 2)
- W.C. 95** (bottom left, near Bedroom 2)
- W.C. 96** (bottom left, near Bedroom 2)
- W.C. 97** (bottom left, near Bedroom 2)
- W.C. 98** (bottom left, near Bedroom 2)
- W.C. 99** (bottom left, near Bedroom 2)
- W.C. 100** (bottom left, near Bedroom 2)

For SatNav Purposes Follow DE11 oDL



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

Directors: E M Milsom G T Milsom



† 01283 219336

m07974 113853

e liz.milsom@lizmilsomproperties.co.uk

Wlzmilsomproperties.co.uk



COUNCIL TAX

Band: D

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