



**4 Brunel Way
Swadlincote, DE11 9LE
£389,950**

lizmilsom
properties 

4 Brunel Way, Swadlincote, DE11 9LE

Exciting opportunity to acquire such an inspiring and elegant modern executive style detached residence. Providing versatile family sized accommodation, stylishly designed, sympathetically extended and improved to the highest standard. Convenient access to well-regarded schools, amenities, recreational space and the transport network. Comprising three reception rooms, stunning open plan design re-fitted kitchen, four double bedrooms and en-suite. Impressive landscaped garden with pleasant aspect, integral garage and generous driveway. Gas central heating system, double glazing. Viewing is truly imperative to appreciate the position, condition, size and value of this fabulous dwelling. EPC rating awaited. Council Tax Band E. Not to be Missed! Call LIZ MILSOM PROPERTIES to book your viewing today! Perfect forever family home!!

- Open plan living at it's absolute best!
- Perfect for growing family
- Ready to move into
- 4 generous bedrooms
- Motivated sellers - EPC TBC
- Modern executive detached home
- Improved & extended
- Fabulous dining Kitchen/family room
- Landscaped private rear garden
- Viewing absolutely essential!



Location

A thriving community right at the heart of the National Forest, the property is pleasantly situated on this extremely popular development built by David Wilson Homes and has become an increasingly popular place to live for those appreciating the natural beauty and excellent amenities in the area, within easy walking distance is a local Sainsburys Convenience Store, Gresleydale Health Centre with Chemist within and a small parade of shops. This South Derbyshire village also benefits from lying within easy access of the M42 motorway and therefore offers good transport links with the major towns and cities throughout the Midlands.

The accommodation in more detail:-

Reception Hall

The property is accessed via a welcoming feature design part obscure double glazed composite security door leading through to the reception vestibule. Inviting hallway with staircase leading off, single radiator, smoke detector, useful cloaks facility, oversized tiled flooring and doors leading off to equally grand living accommodation.

Guest Cloakroom

White suite comprising low flush W/c and wash hand basin with complimentary tiled splash backs. Tiled flooring, single radiator and extractor fan.

Charming Lounge

17'1" x 12'11" (5.23 x 3.96)
Located to the front of the property, a generously proportioned living space with paned double glazed bay window overlooking the fore garden and further matching dual aspect windows. Two radiators, coving, T.V. aerial socket and telephone access point. Feature fire place with quality stone hearth, matching surround and mantelpiece with recessed living flame effect gas fire. Useful storage cupboard, great sized family room perfect for entertaining family and friends.

Sitting/Family Room

15'7" x 8'7" (4.77 x 2.62)
Located off the main kitchen area with versatile living space with double glazed French doors leading out onto the rear patio area. Single radiator, T.V aerial socket, vaulted ceiling with two Velux windows and further double glazed unit extending over the rear garden. Continuation of stylish oversized porcelain tiled flooring and ample space for furniture.

Open Plan Living Kitchen

19'9 x 11'6 (6.02m x 3.51m)
Stylish open plan design Living Kitchen. Stunning Re-Fitted Kitchen - 4.44m x 3.32m (14'6" x 10'10") - Impressive Kitchen comprising comprehensive range of quality neutral classic design wooden base units, drawers and wall mounted cupboards with concealed lighting. Inset one and half bowl sink unit and drainer with mixer tap, complimentary granite tiled splash backs and contrasting wooden work surfaces. Feature oversized tiled flooring, inset lighting, and centre island. Stylish Rangemaster cooker with canopy extractor fan, integrated dishwasher and built in full length fridge.

Open plan Dining Area

10'2" x 9'10" (3.11 x 3.00)
Dining facility with attractive open aspect and double glazed French doors leading out onto the rear patio area with matching full length double glazed units. Single radiator, tiled flooring, T.v aerial socket and ample space for dining provisions with stylish light fitting.

Stunning Re-fitted Kitchen

14'6" x 10'10" (4.44 x 3.32)
Impressive Kitchen exuding contemporary design. Comprising comprehensive range of quality neutral classic design wooden base units, drawers and wall mounted cupboards with concealed lighting. Inset one and a half bowl sink unit and drainer with mixer tap, complimentary granite tiled splash backs and contrasting wooden work surfaces. Feature oversized tiled flooring, inset lighting, and centre island. Space for a range cooker with canopy extractor fan, integrated dishwasher and built in full length fridge.

Separate Utility

Useful Utility space providing internal garage access. Range of fitted cupboards, drawers and base units with wooden work surface above and complimentary tiled splash backs. Plumbing for a washing machine and additional appliance space. Single radiator and wall mounted gas central heating boiler.

Spacious Landing

Stairs lead off from the Hall way. Boasting a spacious landing area accessed via an imposing staircase with timber banister and hand rail. Access to a part boarded loft void with pull down ladder and light. Obscure double glazed window extending to the side elevation, single radiator, smoke detector and airing cupboard housing the hot water cylinder and linen storage provisions. Doors leading off to:

Master Bedroom

13'10" x 12'4" (4.22 x 3.76)
Well proportioned principal bedroom. Single radiator, neutrally decorated with T.V aerial socket and dual aspect double glazed windows extending to the front and side elevations. Ample space for bedroom furniture, fitted wardrobes with hanging rails and shelving extending to one wall and door leading through to:

En suite Shower Room

White suite comprising low flush WC, pedestal wash hand basin and fully tiled double shower cubicle with mains shower and screen. Complimentary mosaic style part tiled walls, tiled flooring, shaving socket, single radiator and extractor fan. Obscure double glazed window extending to the front elevation.

Generous sized double Bedroom

11'6" x 9'4" (3.53 x 2.87)
Currently used as the Nursery - a well proportioned guest bedroom. Single radiator, neutrally decorated, with attractive wood panelling T.v aerial socket and double glazed window extending to the rear elevation. Ample space for bedroom furniture and fitted wardrobe with hanging rail and shelving.

Double Bedroom

9'4" x 8'11" (2.87 x 2.74)
Double bedroom with single radiator, T.v aerial socket and double glazed window extending to the front elevation. Space for bedroom furniture and fitted wardrobe with hanging rail and shelving this room is currently used as a children play room.

Bedroom

11'3" x 10'2" (3.43 x 3.118)
Well proportioned fourth bedroom. Single radiator, T.v aerial socket and double glazed window extending to the rear elevation currently used as an office by the present owners.

Family Bathroom

Great sized family bathroom with four piece suite comprising low flush WC, pedestal wash hand basin, panelled bath and fully tiled shower cubicle with mains shower and screen. Complimentary mosaic style part tiled walls, single radiator and extractor fan. Obscure double glazed window extending to the rear elevation.

Outside - Front elevation

The property is located on a delightful plot situated on this popular modern development in Church Gresley. Set back from the road, behind an impressive fore garden partially enclosed by established shrubs and screened hedge. Tarmacadam driveway providing ample parking provisions for two vehicles. Complimentary gravelled border and stocked flower beds. Paved walkway and gated side access. Attractive approach to the property with canopy porch.

Integral single Garage

Garage accessed via an up and over door to the front with rear security door. Power, light and ample storage provisions with the added benefit of access to the main property via the Utility room.

Front double width off road parking

Landscaped Rear Garden

Splendid landscaped rear garden enclosed to three sides by timber panelled fencing and decorative wall providing a high level of privacy. The rear garden is mainly laid to lawn with a variety of shrubs, plants, climbers and stocked flower beds. Extensive feature block paved patio area and decked sun terrace. Space for garden store, external tap, gated side access and lighting. Ideal for alfresco living and entertaining in the summer months, this versatile space offers an attractive aspect and is not directly overlooked.

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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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

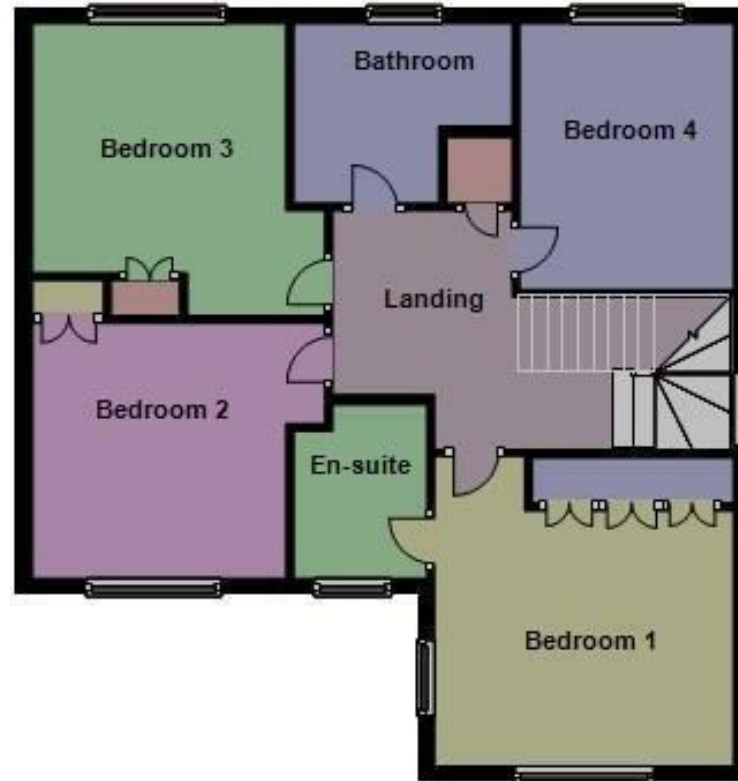
Please note that room sizes are quoted in metres to the nearest tenth of a metre measured from wall to wall. The imperial equivalent is included as an approximate guide for applicants not fully conversant with the metric system. Room measurements are included as a guide to room sizes and are not intended to be used when ordering carpets or flooring.





Directions

For SAT NAV purposes use DE11 9LE.



Energy Efficiency Rating		Current	Possible
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Possible
Very environmentally friendly - lower CO ₂ emissions			
(02 plus) A			
(01-01) B			
(00-00) C			
(00-00) D			
(00-00) E			
(00-00) F			
(00-00) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

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COUNCIL TAX

Band: E

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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