



12 Wye Dale
Church Gresley, Swadlincote, DE11 9RP
£279,950

12 Wye Dale, Church Gresley, Swadlincote, DE11 9RP

**** LIZ MILSOM PROPERTIES **** are delighted to present this executive four-bedroom detached family home, located in a highly desirable residential development in Church Gresley, and offered to the market with no upward chain. This spacious and well-maintained home comprises a welcoming Reception Hallway, generous Lounge, separate Dining Room, a modern Breakfast Kitchen, and Ground Floor Cloaks/WC. To the first floor are three double Bedrooms—including a master with Ensuite—a further single Bedroom, and a family Bathroom. Externally, the property benefits from an integral Garage, ample Off-Road Parking, and a delightful, fully enclosed rear garden, ideal for families and outdoor entertaining. Located close to local amenities, schools, and excellent transport links, this property is perfect for growing families. EPC rating C - Council Tax Band D, Call the friendly team at Liz Milsom Properties to arrange your viewing today!

- No upward chain!
- Perfect for growing family needs
- Lounge, Guest Cloaks/WC
- 4 generous sized bedrooms
- Integral garage, off road parking
- Detached family home
- In need of some upgrading
- Fitted Breakfast Kitchen, Dining Room
- Master with En Suite, family bathroom
- Great price, great potential!



Location

This property is pleasantly situated on the edge of this enviable and popular development built by Crest Homes. Church Gresley is approximately half a mile from Swadlincote town centre which provides all local amenities with shops, Supermarkets, eateries and a local cinema. Ideal for the commuter the property is well placed for the road networks including easy access to the A444, A511, A38 and M42 which leads to the major towns of Birmingham, Nottingham and beyond.

Ground floor - Overview

This well-planned ground floor layout begins with a welcoming entrance hall featuring a convenient cloakroom/WC. To the rear, a spacious lounge with a gas fire and patio doors opens onto the rear garden, creating a bright and inviting living space. Double doors connect the lounge to a separate dining room, ideal for entertaining, and situated near the well-equipped dining kitchen with ample storage and appliance space. A useful utility area is positioned off the hallway, with internal access to the garage, offering additional storage solutions and practicality.

First floor - Overview

Stairs rise to a spacious landing that provides access to four generously sized bedrooms, offering flexible living for families or guests. The main bedroom benefits from its own en-suite shower room, providing added comfort and privacy. A well-appointed family bathroom with a three-piece suite completes the first floor, catering to the needs of a busy household.

Ground Floor

Reception Hall

Breakfast Kitchen

9'1" x 14'8" (2.79 x 4.476)

Spacious rear Lounge

14'10" x 11'10" (4.532 x 3.63)

Separate Dining Room

9'10" x 11'11" (3.02 x 3.645)

Cloaks/WC

3'4" x 6'0" (1.03 x 1.84)

First floor and Landing

Master double Bedroom

14'2" x 11'6" (4.33 x 3.52)

En suite Shower Room

5'2" x 7'8" (1.58 x 2.34)

Double bedroom

9'2" x 9'8" (2.80 x 2.95)

Double bedroom

13'6" x 9'1" (4.14 x 2.77)

Single bedroom

7'6" x 7'6" (2.30 x 2.307)

Family Bathroom

6'3" x 6'11" (1.92 x 2.12)

Outside - Front

The property is attractively set back from the road, featuring an open-plan front garden laid to lawn with established flower borders. A double-width driveway provides off-road parking for two vehicles and leads to an integral single garage, complete with up-and-over door, power, and lighting.

Rear enclosed garden

Side pedestrian access leads to the fully enclosed rear garden, which includes a paved patio area, a shaped lawn, and well-stocked flower borders with mature shrubs and trees, all enclosed by panelled fencing to ensure privacy.

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

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.

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

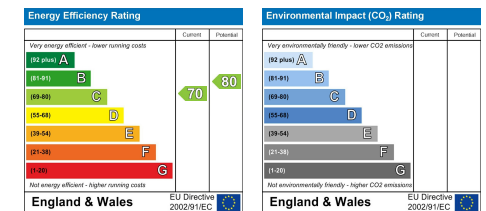
The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing.

LMPL/LMM/MAC 19.5.2025/1 DRAFT



Directions

For SAT NAV purposes use DE11 9RP



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: 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