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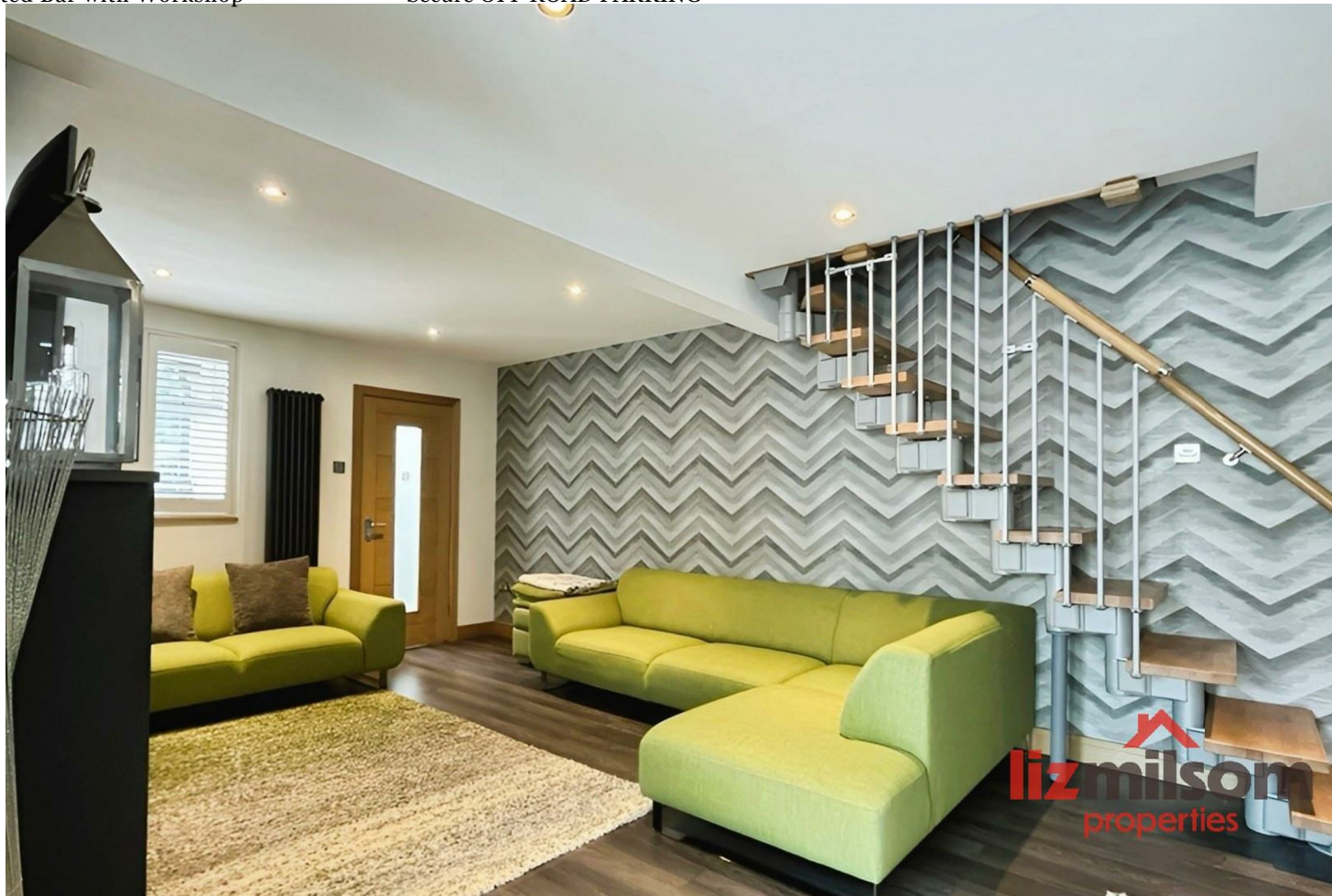
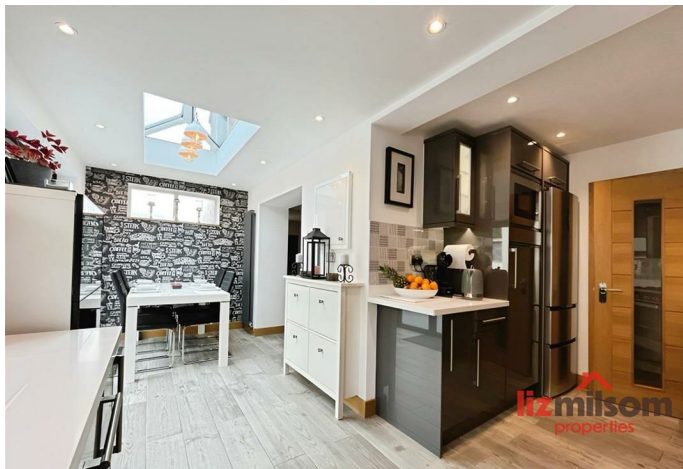
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**3 Cross Street
Swadlincote, DE11 9HY
£245,000**

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**** LIZ MILSOM PROPERTIES **** are delighted to present this beautifully renovated 3-BEDROOM SEMI-DETACHED home, finished to a high standard and located in the popular village of Castle Gresley, Swadlincote. The well-designed interior includes an inviting Entrance Hall, stylish open-plan Lounge/Diner, and a spacious Kitchen/Diner with bi-fold doors leading to the rear garden—ideal for entertaining. Additional features include a separate Utility Room and a ground floor Cloakroom/WC. Upstairs offers two generously sized double bedrooms, a good-sized single, and a sleek, contemporary Family Bathroom. Externally, the property boasts off-road parking, a single garage — currently used by the vendors as a bar area and workshop—and a private rear garden. EPC Rating: D | Council Tax Band: A. Viewing is highly recommended!

- Fully renovated SEMI-DETACHED HOME
- Modern Kitchen/Diner
- Two DOUBLE Bedrooms with fitted wardrobes
- Contemporary Family Bathroom
- Converted Bar with Workshop
- Open-plan Lounge with multi-fuel burner
- Utility Room & Ground Floor WC
- Third Bedroom/Home Office with storage
- Landscaped garden with decking & artificial lawn
- Secure OFF ROAD PARKING



Location

The property is located on an impressive plot just off the A444 which gives excellent access to the M42 and M1 motorways. With excellent access to the A444, Castle Gresley is so perfect for commuters, as well as individuals who are in search of a village lifestyle. This traditional family sized home is less than five-miles from Burton-on-Trent and near the thriving cities of Derby, Loughborough and Leicester. With a history of coal mining and heavy industry, the landscape around Swadlincote is now that of rolling farmland, forests and newly planted woodlands. The property is also located a few miles from Swadlincote town centre where you will find local amenities which include shops, eateries and a local cinema. The property is also on a local bus route, schools are located within a few minutes walk. There is also a Docotors Surgery, known as Gresleydale which is close by together with a chemist within easy walking distance, local conveneience store and hairdressers.

AGENTS NOTE

This stunning property has been fully upgraded throughout, with no expense spared and every detail carefully considered. Recent improvements include newly fitted windows and doors, high-quality floor coverings, and contemporary kitchen and bathroom featuring premium fixtures and fittings. The result is a home finished to an exceptional standard. Viewing is essential to truly appreciate the care, time, and attention that has gone into creating this beautifully presented property.

**** PLEASE NOTE** - all bespoke fitted blinds are to be included in the sale

Ground Floor - Overview

The property is approached via a newly fitted grey composite entrance door, opening into a welcoming Entrance Hallway. The spacious Lounge offers a versatile living area, large enough to accommodate a dining table if desired. A front-facing window with stylish shutter blinds allows natural light to flood in, while the multi-fuel burner set within a feature fireplace creates a stunning focal point. Additional highlights include laminate flooring, bespoke fitted stairs to the first floor, and an archway leading into the impressive contemporary Kitchen/Diner.

This beautifully designed Kitchen/Diner offers ample space for family dining and entertaining, complete with bi-fold doors that open out to the rear garden and patio area. The kitchen is fitted with sleek high-gloss grey wall and base units, complemented by a range of integrated appliances, including a 5-ring gas range cooker with extractor, warming drawer, microwave, dishwasher, and space for a fridge freezer and wine cooler. Tiled flooring, feature spot lighting, and an abundance of natural light enhance the space. A door leads through to the separate Utility Area, which offers additional Corian worktop space, plumbing for a washing machine, and an opaque window to the rear.

Completing the ground floor accommodation is a stylish two-piece Cloakroom/WC, ideal for guests and everyday use.

First Floor - Overview

The bespoke fitted staircase is a standout feature, enhancing both the

Lounge and Landing areas with its quality craftsmanship and design. It leads to the first floor, where all bedrooms and the family bathroom are accessed.

The Principal Bedroom is a generously sized double room, enjoying natural light from both the rear and side elevations. It benefits from fitted wardrobes, carpeted flooring, TV point, down light fittings, creating a comfortable and well-appointed retreat.

The second bedroom is another spacious room overlooking the front elevation, also featuring fitted wardrobes, carpet, radiator, and down light fittings —ideal as a double or guest bedroom.

The third bedroom, currently used as a home office, offers flexibility and includes a built-in storage cupboard, carpeted flooring, radiator, down light fittings and a window to the front elevation.

Completing the upper floor is the modern family bathroom, fitted with a sleek three-piece white suite, mains shower over the bath, spotlight feature lighting, and tiled flooring, with a window to the side elevation providing natural light.

Entrance Hallway

Spacious Open Lounge/Diner

21'5" x 13'0" (6.55m x 3.98m)

Modern Contemporary Kitchen/Diner

19'4" x 15'3" (5.91m x 4.66m)

Separate Utility

7'7" x 5'7" (2.33m x 1.71m)

Ground Floor Cloaks/WC

Stiars to First Floor & Landing

Bedroom One

12'3" x 11'8" (3.74m x 3.57m)

Bedroom Two

10'10" x 6'4" (3.31m x 1.94m)

Bedroom Three

7'5" x 5'10" (2.27m x 1.80m)

Family Bathroom

7'5" x 5'1" (2.28m x 1.56m)

Outside - Overview

Externally, the outdoor space has been fully renovated to a high standard, offering a stylish and low-maintenance setting perfect for relaxing and entertaining. The garden features multiple seating areas, including a composite decking area, artificial lawn, and large rolling composite gates providing secure off-road parking.

The single garage has been cleverly converted by the current owners into a fully functional Lounge/Bar Area, complete with radiator, laminate flooring, TV point, and a connecting door leading to a separate workshop—ideal for hobby use or additional storage.

Garage/Bar/Workshop Area

Viewing Strictly Through Liz Milsom Properties

To view this lovely property please contact our dedicated Sales Team at LIZ MILSOM PROPERTIES.

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9.00 am - 5.00 pm Friday

9.00 am – 4.00 pm Saturday

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

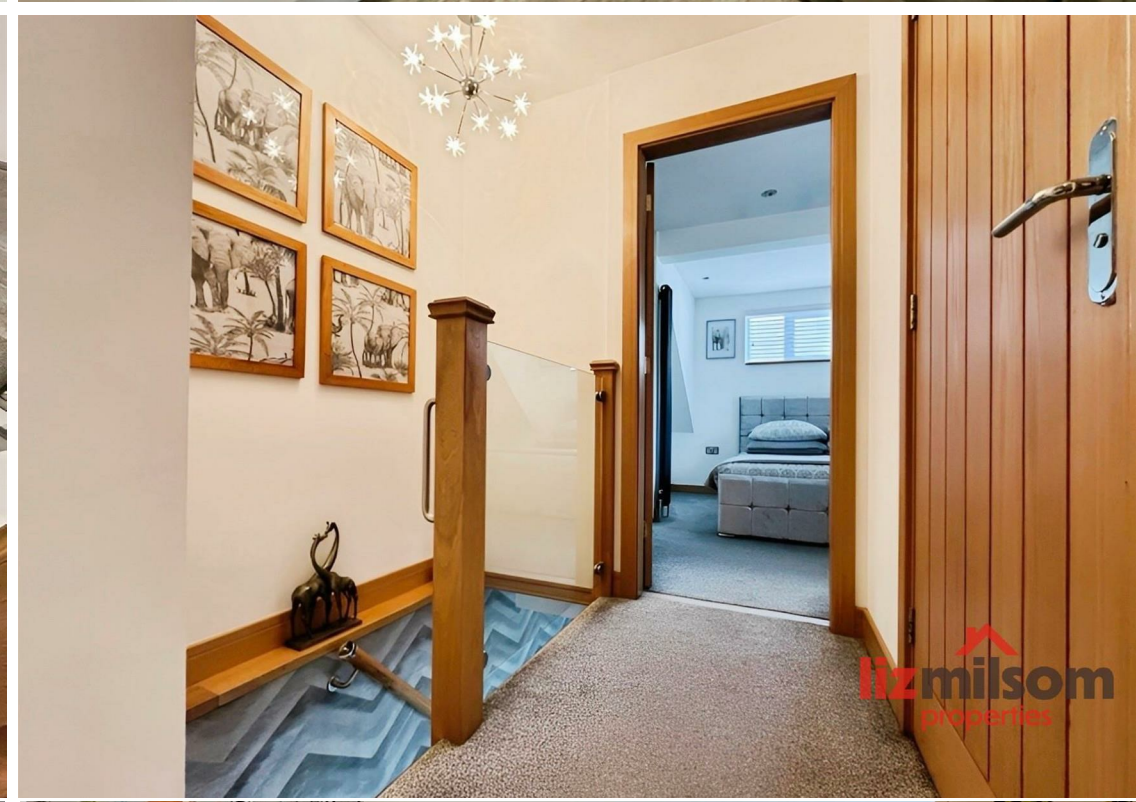
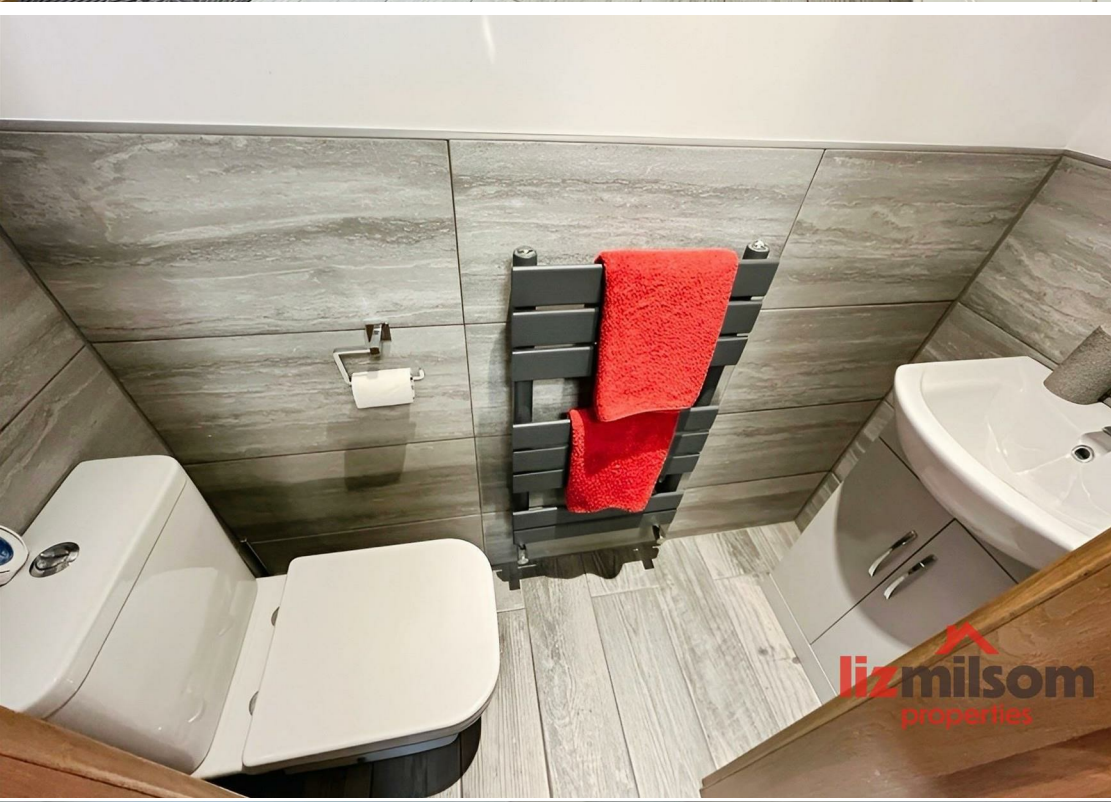
Please note that room sizes are quoted in metres to the nearest tenth of a metre measured from wall to wall. The imperial equivalent is included as an approximate guide for applicants not fully conversant with the metric system. Room measurements are included as a guide to room sizes and are not intended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

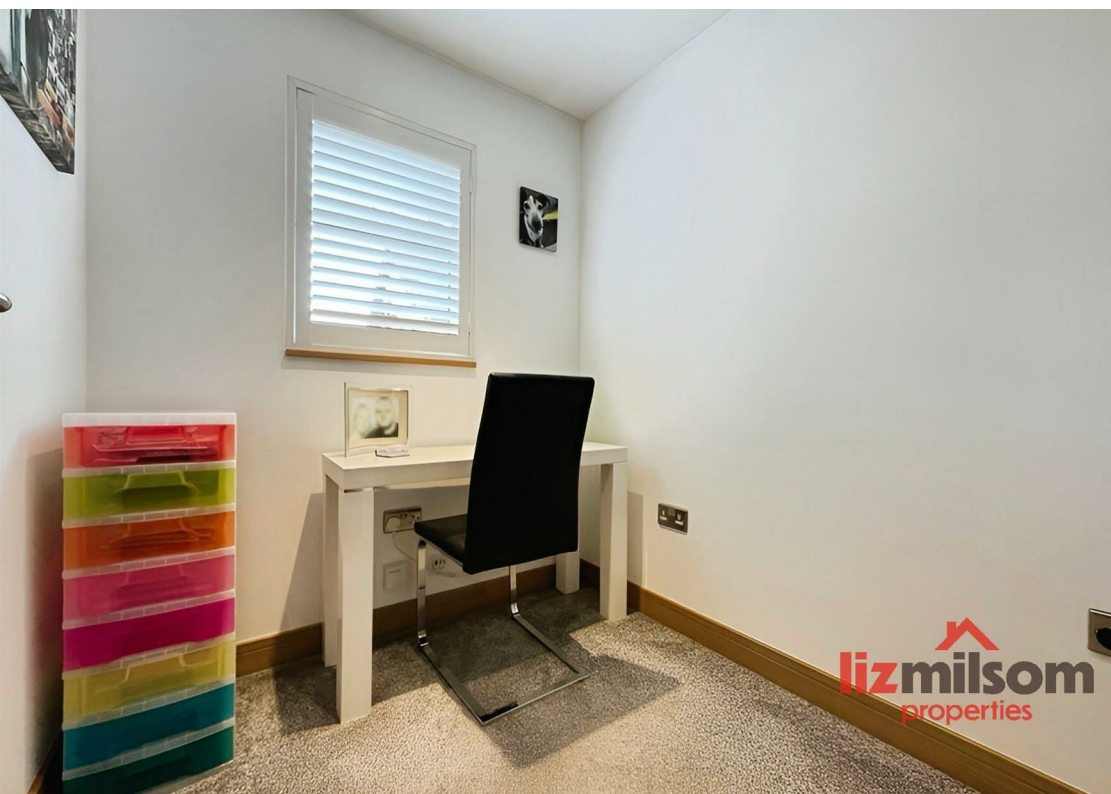
Services

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.

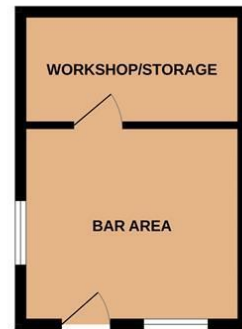
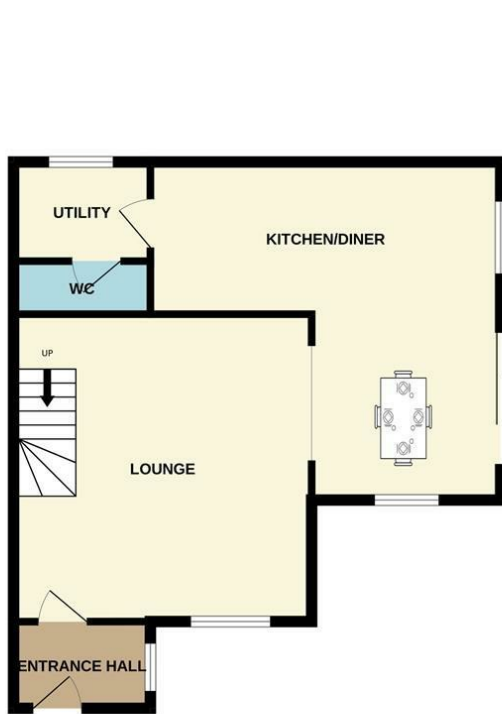




Directions

For SatNav Purposes follow DE11 9HY

GROUND FLOOR
752 sq.ft. (69.9 sq.m.) approx.

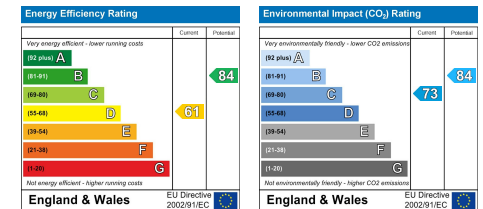


1ST FLOOR
365 sq.ft. (33.9 sq.m.) approx.



TOTAL FLOOR AREA : 1118 sq.ft. (103.8 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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COUNCIL TAX

Band: A

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

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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