



**466 Burton Road  
Midway, DE11 0DW  
Reduced to £380,000**

**lizmilsom**  
properties 



## 466 Burton Road, Midway, DE11 0DW

\*\*\* LIZ MILSOM PROPERTIES \*\*\* are delighted to offer for sale, this deceptively spacious four-bedroom detached property which boasts a generous plot, on this popular prestigious road, with stunning rear views of unspoilt countryside. Featuring a loft conversion with two additional bedrooms and an en suite. The property offers ample multi-functional living space including a splendid 29'7 fitted Kitchen/living family room and a bay-windowed lounge. Retaining some period features, it also offers off-road parking and established gardens. Offered with no upward chain, this property promises comfortable living in a picturesque setting. EPC rating E Council Tax Band D. Internal viewing is absolutely essential!!

- Overlooking rear stunning countryside
- Recently completed loft conversion
- In Need of Upgrading in some areas
- Bay windowed Lounge, Dining room./Bedroom
- Established garden and ample parking
- Extended and much improved Bungalow
- Occupying a generous sized plot
- Splendid 29'7 Living Kitchen/Dining with views
- Family bathroom and En Suite to first floor
- Offered with the benefit of No upward chain



Location

The property occupies a pleasant position set well back from the road on a generous sized plot on this premier 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.

Summary & Overview

Looking to work from home, or running a business, then 'Oakdene' has the benefit of both worlds, providing versatile multi-functional accommodation over the two floors, which all benefit from stunning rural views to the rear. \*\*

Renovations include some replacement double glazed windows, a full electrical rewire, many major changes within the property with six rooms recently remodelled to provide 29 ft Living/Dining Kitchen with an extensive range of high gloss wall and floor mounted units with ample appliance space and dining area bi-fold doors providing access to the rear garden with stunning rural views. A Loft conversion has been carried out to provide additional versatile accommodation which could provide a Home office suitable for business or Master bedroom suite with Jack and Jill En Suite Shower room leading to a further 2nd double bedroom, all with plenty of light providing by velux windows. The first floor accommodation has been re-decorated throughout but it should be noted that there is limited space but the first floor lends itself for small free-standing furniture or a range of built-in to suit potential purchasers needs.

To the ground floor there are three newly painted rooms, two with bay windows and working fire places. One has original parquet flooring to match the hall way, the other two have new carpets, and all can be used as double bedrooms. The entrance hall way has been decorated, and has original 1930s stained glass entrance door. There is a bathroom which requires upgrading but with potential to divide in two to create an en-suite to the rear bedroom.

Stairs lead to two bedrooms/office space on the first floor with plenty of natural light from velux sky lights and enjoying rural views. These two rooms share a Jack & Jill ensuite with shower, wc and wash hand basin.

Original period features

The property offers a wealth of retained period features which include: beautiful stained glass windows, lovely high ceilings, deep curved bay windows, a working servants bell located in the splendid Family/Living Kitchen which offers open plan living yet still retaining the history of Oakdene. Two working open fires, quality parquet flooring in the impressive hall way, with 'minton' tiled porch.

Ground floor measurements

Impressive Hallway

9'4 x 5'10 (2.84m x 1.78m)

Separate bay windowed Lounge

11'10 x 12'7 (3.61m x 3.84m)

Multi-functional Reception room/Bedroom

12'0" x 12'7" (3.66m x 3.86m)

Splendid open Plan fitted Kitchen/Diner

29'7 x 11'10 (9.02m x 3.61m)

Side lean-to side Reception Porch

16'4x 6'11 (4.98mx 2.11m)

Bootroom

16 x 7 (4.88m x 2.13m )

Pantry

6 x 3 (1.83m x 0.91m)

Useful Pantry/Cloaks Cupboard

3'4 x 6'3 (1.02m x 1.91m)

Rear facing Bedroom

12'10x12'3 (3.91mx3.73m)

Family Bathroom

Stairs to loft conversion & First floor

First floor bedroom

23'6 x 9'6 (7.16m x 2.90m)

First floor Bedroom

15'0 x 6'6 (4.57m x 1.98m)

En Suite Shared by both bedrooms

10'9 x 7'6 (3.28m x 2.29m)

Outside

The property is set well back from the road and there is a generous driveway which provides ample off road parking for several cars which could be widened by removing the lawn area for caravan parking area. Side pedestrian access leads to the delightful arear garden which is predominantly laid to lawn., the stunning views are just the icing on the cake.

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 – 6.00 pm Monday to Friday (Late Night until 8.00 pm

Thursday)

9.00 am – 4.00 pm Saturday Sunday CLOSED

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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/01.4.2024. DRAFT











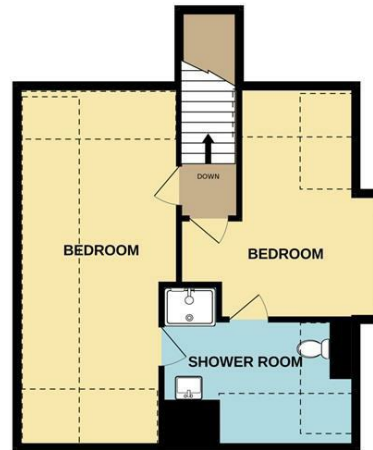
## Directions

For SAT NAV purposes use DE11 0DW

GROUND FLOOR  
1367 sq.ft. (127.0 sq.m.) approx.

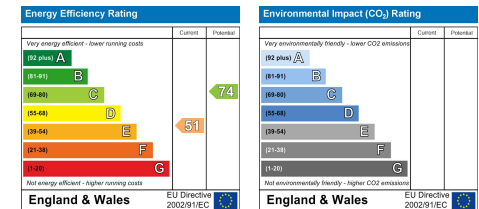


1ST FLOOR  
530 sq.ft. (49.3 sq.m.) approx.



TOTAL FLOOR AREA : 1897 sq.ft. (176.2 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: 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

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