



22 York Road
Swadlincote, DE11 9QG
Reduced to £249,500

lizmilsom
properties 

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NEW PRICE RELEASE - ** LIZ MILSOM PROPERTIES ** are delighted to bring to the market this THREE BEDROOM DETACHED family home. Offering a perfect blend of space and functionality. The property has been individually designed to provide superbly well-presented accommodation, ideal for family living. internal inspection will reveal a spacious Lounge, a large Conservatory and a generous Dining Kitchen – perfect for entertaining or family meals. The home offers three DOUBLE Bedrooms, ensuring plenty of room for the whole family. Externally, the property is equally impressive, with a driveway providing ample OFF ROAD PARKING and an integral GARAGE. To the rear there is a beautiful, private garden – a fantastic space for relaxation, outdoor dining, or play. Sitting on a fantastic plot that ensures privacy and plenty of potential for outdoor living. A must-see for families seeking a move-in ready home in a desirable area! Council Tax Band "C"/EPC Rating "D". Call TODAY.....

- Well Placed DETACHED Family Home
- Kitchen/Diner
- Ground Floor WC
- Family Bathroom
- Garage & OFF ROAD PARKING
- Spacious Lounge
- Conservatory
- Three DOUBLE Bedrooms
- Large Enclosed Rear Garden
- Non-Estate Location



Location

A thriving community right at the heart of the National Forest, the property is pleasantly situated on a quiet street and is becoming an increasingly popular place to live for those appreciating the natural beauty and excellent amenities in the area, within easy walking distance is the local Tesco Convenience Store, the local primary School and the Park. Church Gresley has the benefit of having the local Gresleydale Health Centre with Chemist within and a small parade of shops and there is a local bus route available on Gresley Wood Road, a short walk away. 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 being Burton on Trent, Ashby-de-la-Zouch, and Tamworth and cities throughout the Midlands including Nottingham, Birmingham and the M1 conurbation.

Ground Floor - Overview

The property is accessed through a welcoming Reception Hallway, which features stairs leading to the first-floor landing, as well as access to the ground-floor WC. A door from the hallway opens into the spacious Lounge, which benefits from a large understairs storage cupboard, a recessed area perfect for a feature fireplace, and bi-folding doors that lead through to the expansive Conservatory. The Conservatory is a bright, airy space with tiled flooring and French doors that open out to the rear garden and patio area. Returning through the Lounge, you'll find the generously sized Kitchen/Diner. This well-appointed space includes a fantastic range of white wall and base units, with integrated appliances such as a gas hob, electric oven, and fridge. A window to the front provides natural light, and there's a service door leading through to the Garage, as well as access to the rear patio area.

First Floor - Overview

The stairs from the Hallway lead to the first floor, where a bespoke stained-glass window allows natural light to brighten the return stairway. Off the landing, you'll find all the accommodation. Bedroom One, situated at the front of the property, features fitted wardrobes, carpeted flooring, and a central light point. Bedrooms Two and Three, both generous doubles, overlook the rear of the property. The family bathroom, also located at the front, is a spacious room fitted with a three-piece white suite, providing a comfortable and functional space for the family.

Reception Hallway

Spacious Lounge

14'0 x 13'10 (4.27m x 4.22m)

Conservatory

13'0 x 13'3 (3.96m x 4.04m)

Kitchen/Diner

16'10 x 10'0 (5.13m x 3.05m)

Ground Floor Cloaks/WC

Stairs to First Floor & Landing

Bedroom One

10'0 x 10'0 (3.05m x 3.05m)

Bedroom Two

10'9 x 10'9 (3.28m x 3.28m)

Bedroom Three

13'2 x 6'8 (4.01m x 2.03m)

Family Bathroom

Outside Front - Overview

The property is set back from the road behind a brick-built wall, offering excellent privacy. To the front, there is off-road parking for several vehicles, leading to the integral Garage. The Garage is equipped with an up-and-over door, light, and power, and includes a service door that provides access to the Kitchen/Diner. Additionally, there is a further door leading out to the rear garden and patio area, offering easy access to the outdoor space.

Outside Rear - Overview

The rear elevation of the property is a true delight. A block-paved patio area provides a perfect space for outdoor dining or relaxing, which then leads to the fully enclosed rear garden. The garden is beautifully landscaped with an array of established shrubs, trees, and fruit trees, creating a tranquil and private oasis. It's a fantastic space for the whole family to enjoy, offering both relaxation and potential for gardening enthusiasts.

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

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.

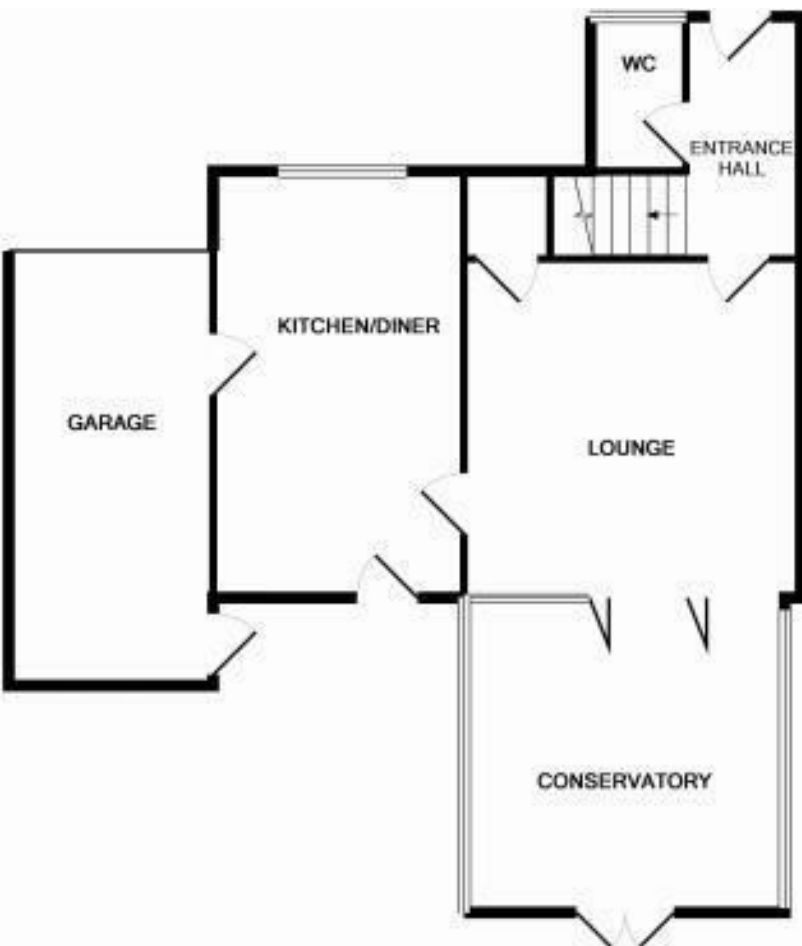
Services

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.

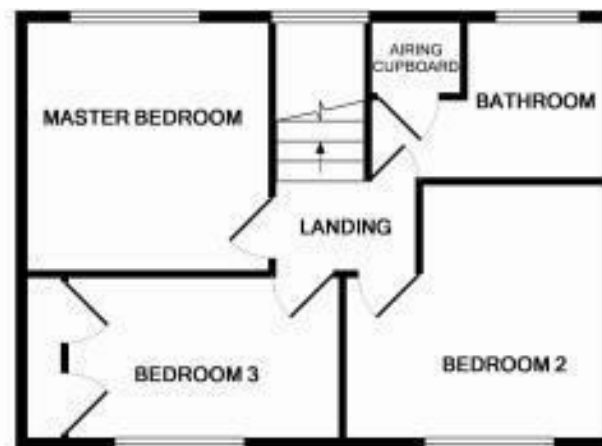
Tenure

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.





GROUND FLOOR
APPROX. FLOOR
AREA 798 SQ.FT.
(74.1 SQ.M.)



1ST FLOOR
APPROX. FLOOR
AREA 423 SQ.FT.
(39.3 SQ.M.)

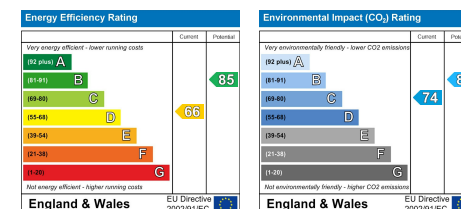
TOTAL APPROX. FLOOR AREA 1221 SQ.FT. (113.4 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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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Directions

For SatNav Purposes follow DE11 9QG



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COUNCIL TAX

Band: C

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.

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