



52 Patina Way  
Swadlincote, DE11 0WP  
£220,000

**lizmilsom**  
properties



## 52 Patina Way, Swadlincote, DE11 0WP

\*\*\*\*\* LIZ MILSOM PROPERTIES\*\*\*\*\* are please to bring to the market this immaculately presented and ready to move into, this spacious three-bedroom end-terrace home is ideally situated in a popular residential area just a short distance from Swadlincote town centre. Perfect for first-time buyers or investors, the property features a bright and tastefully decorated lounge, a stylish open plan kitchen/diner with integrated appliances and French doors leading out to a private, low-maintenance rear garden. Additional benefits include a modern downstairs WC, three well-proportioned bedrooms, and a contemporary family bathroom. Externally, the home offers excellent off-road parking with two allocated spaces—one to the front and another to the side—as well as a gated side access. Located close to local schools, shops, and transport links, this beautifully maintained home combines comfort, convenience, and practicality. Call to arrange your viewing today!

- Tastefully decorated 3 bedroom end terrace family home situated on a corner plot
- Open plan kitchen diner with patio doors leading out to the delightful rear garden
- Modern Family bathroom
- Delightful rear garden with patio & lawned area.
- Ideal first home with ready to move into accommodation & close to local amenities
- Spacious lounge with modern décor and plenty of natural light
- Useful ground floor guest cloakroom/wc
- Three well-proportioned bedrooms
- Two allocated parking spaces provide ample off road parking
- EPC rating "B" and Council Tax Band "B", reflecting energy efficiency and manageable running costs



**Location**

The property is pleasantly situated on the impressive 'Forest Grange' development in Swadlincote by Morris Homes. The development is ideally located within walking distance of the bustling town centre. Swadlincote is well placed for the commuter with excellent road links leading to Burton upon Trent, Ashby de la Zouch and Derby with the major A-roads of the A444, A511 and A38. The M42 is also easily accessible which in turn leads to the major cities. Swadlincote town itself, which has a good range of facilities including the Greenbank Leisure Centre, eateries, Cinema, a variety of supermarkets and shopping facilities and schools are also within walking distance. Doctors Surgery and Health Centre (located just down the road) and the bus station is central close to the Library

**Overview**

52 Patina Way, Swadlincote – Immaculately Presented 3-Bedroom End-Terrace Family Home

Set within a popular residential area just moments from Swadlincote town centre, this beautifully presented three-bedroom end-terrace home offers stylish, move-in ready accommodation perfect for first-time buyers, young families, or those looking to take their next step on the property ladder.

From the outset, the home impresses with its block-paved driveway providing two allocated parking spaces—one directly in front and a second conveniently located to the side. A paved path leads to the entrance, while a gated side alley offers practical access to the rear garden and bin storage.

Step inside and you’re greeted by a bright, airy hallway, with carpeted stairs rising to the first floor. To the front, a generously sized lounge boasts tasteful decor, plush carpeting, a large window for plenty of natural light, and ample space for relaxation or entertaining.

To the rear, the stylish open-plan kitchen diner is a real heart-of-the-home space. It features sleek white high-gloss units, complementary worktops, and a modern half-bowl sink and drainer. Integrated appliances include an induction hob with extractor, electric oven, fridge/freezer, washing machine, and dishwasher— a large window that looks out over the peaceful rear garden. French patio doors lead directly outside, creating a seamless flow for indoor-outdoor living. Just off the kitchen is a contemporary guest

cloakroom with a low level WC , pedestal wash hand basin and frosted glass window to the side elevation.

Upstairs, the carpeted landing leads to three well-proportioned bedrooms. Bedroom One is a spacious double with a front-facing aspect. Bedroom Two, another generous room, overlooks the rear garden, while Bedroom Three is ideal as a nursery, study, or child's bedroom. The family bathroom completes the upstairs, featuring a panelled bath, WC, and wash hand basin, finished with tasteful tiling , a frosted window for natural light and the added bonus of a useful storage cupboard

The enclosed rear garden is designed for low maintenance, offering a lovely patio area for seating and entertaining, with steps leading to a raised lawn. North-facing but not overlooked, this tranquil garden space enjoys excellent privacy and peace.

Whether you're a first-time buyer, growing family, or investor, 52 Patina Way offers the perfect blend of style, comfort, and convenience. A viewing is highly recommended to appreciate all this superb home has to offer.

**Reception Hallway**

**Spacious Lounge**  
15'8" x 7'6" (4.78m x 2.31m)

**Kitchen Diner**  
14'7" x 12'0" (4.47m x 3.66m)

**Ground Floor-Cloaks/WC**

**Bedroom One**  
12'7" x 8'0" (3.86m x 2.46m)

**Bedroom Two**  
9'10" x 8'0" (3.00m x 2.44m)

**Bedroom Three**  
7'6" x 5'8" (2.31m x 1.73m)

**Family Bathroom**

**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 – 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.

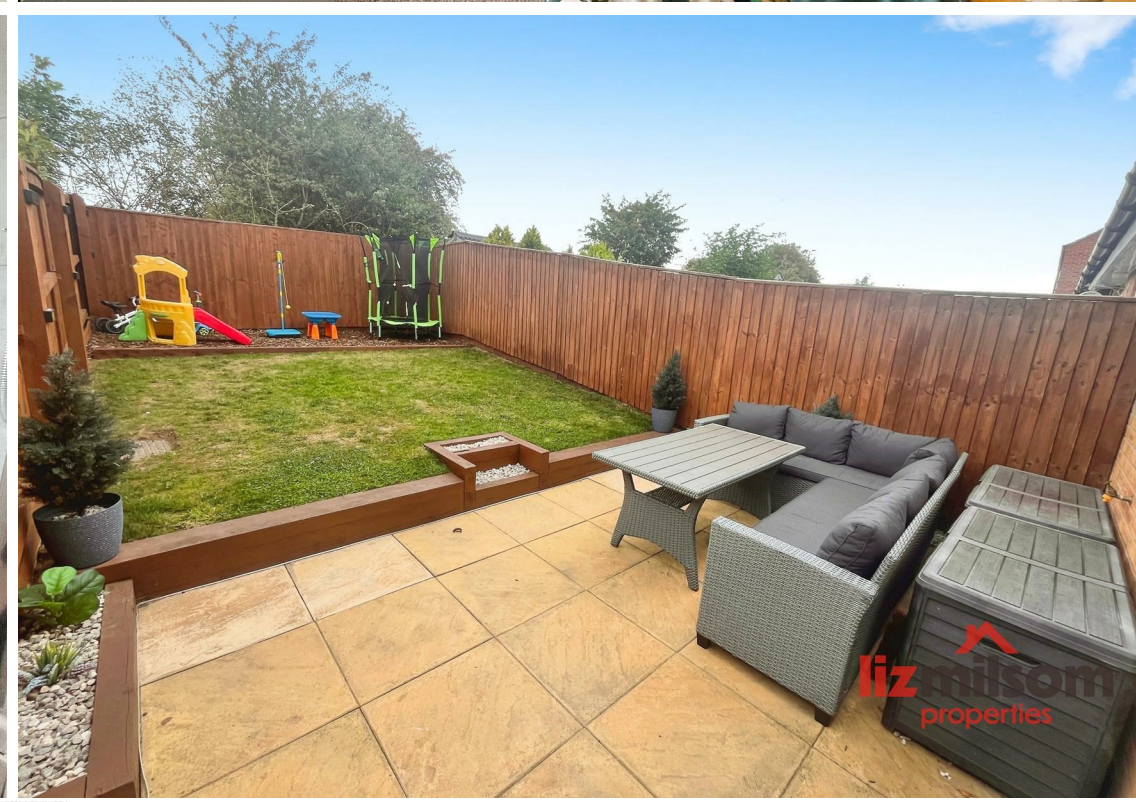
**Services**

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.

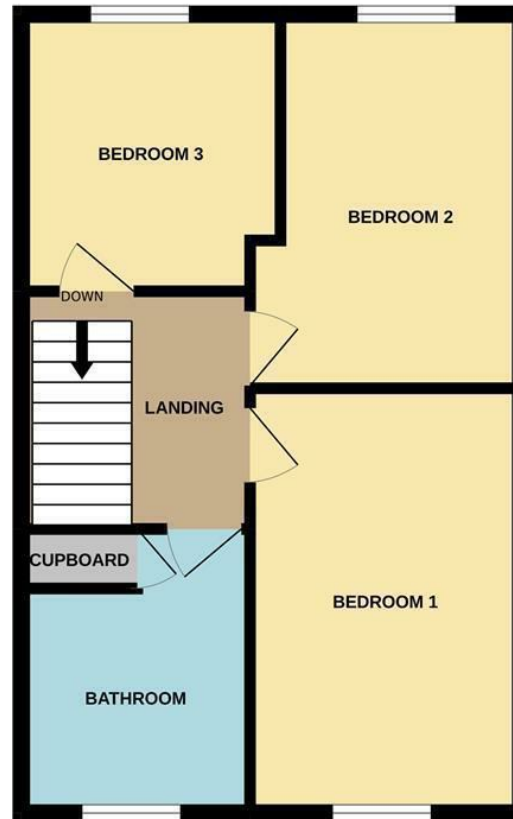
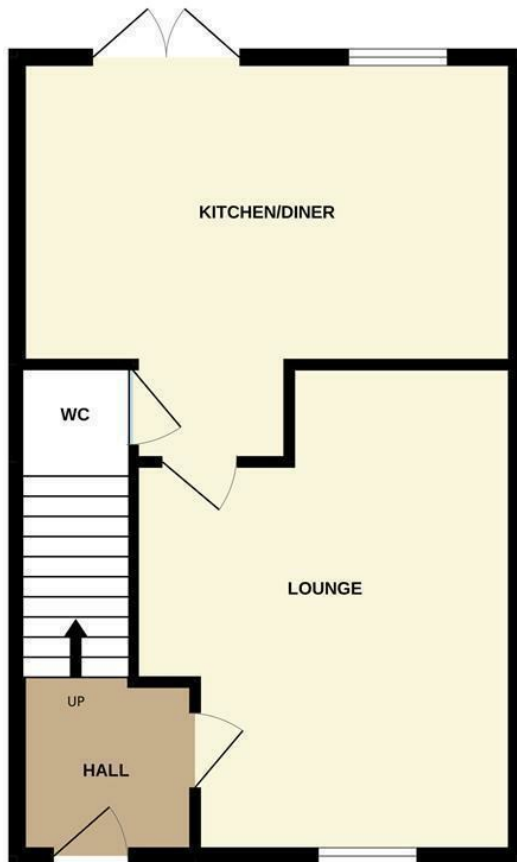
**Tenure**

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.





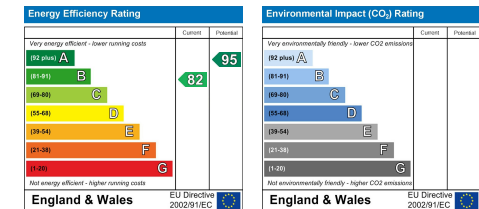




## Directions

For Satnav Purposes Follow DE11 oWP

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: B

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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