



**Plot 8 171 Occupation Road
Swadlincote, DE11 8HD
£249,500**

lizmilsom
properties 

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**** LIZ MILSOM PROPERTIES** PLOT 8 – Only One of This Design Available**

NEW BUILD - 3-BED SEMI-DETACHED HOME in the sought after location of **ALBERT VILLAGE**. This high-spec, architect-designed home sits on a small development of just 8 properties. This **THREE-BEDROOM SEMI** offers an Entrance Hall, guest Cloakroom, Open-plan Living/Dining Area with fitted Kitchen, and Garden access. Upstairs features a master with En suite, two further Bedrooms, and a stunning Family Bathroom. Benefits include an enclosed garden, rear **ALLOCATED PARKING**, UPVC double glazing, and an energy-efficient Mitsubishi Ecodan 5kW air source heat pump. Offered to the market **CHAIN FREE - EPC Rating "C"/Council Tax Band "A"** - **LOOK OUT FOR more unique designs COMING SOON.....**

- Newly built, HIGH SPECIFICATION Home
- Stylish open-plan Kitchen/Living/Dining Area
- Modern Family Bathroom
- UPVC double glazing throughout
- Allocated off-road rear parking
- Three Bedrooms, including En suite to Principal Bedroom
- Guest Cloakroom on the ground floor
- Energy-efficient Mitsubishi Ecodan air source heat pump
- Fully enclosed walled rear garden with patio and lawn
- **SOUGHT AFTER LOCATION**



Location
Albert Village occupies a most strategic location lying in the district of North West Leicestershire. It is located within the heart of the National Forest which enjoys many country walks and cycle paths, and close by is the nationally renowned Conkers Visitor Centre with its many attractions. Within Albert Village is the local lake set within a beautiful countryside, checkout the photographs, this is well worth a visit at any time of the year. The village enjoys a mix of traditional terraced houses with small modern estates, with this small estate being the newest and supplemented by an excellent Church of England Primary School and village pub. It also has frequent public transport to nearby Ashby-de-la-Zouch, Swadlincote and Burton upon Trent , Tamworth town centres. The local primary School is located just a short walk away.

Further plots of varying designs will be available soon—enquire now to secure your place in this exclusive development.

Ground Floor - Overview
The ground floor offers a welcoming entrance hall leading to a stylish guest cloakroom, complete with low flush WC, wash hand basin, radiator, and a UPVC double glazed window to the front.

At the heart of the home is a high-specification fitted kitchen, beautifully appointed with a range of wall and base units, quality work surfaces, sink and drainer, built-in oven and hob, integrated dishwasher, and space for additional appliances. A UPVC double glazed window adds natural light, while patio doors open onto the enclosed rear garden—perfect for entertaining or relaxing. The space is further enhanced by a radiator and convenient access to the cloakroom.

Additional benefits include energy-efficient Mitsubishi Ecodan 5kW air source heat pump, UPVC double glazing throughout, rear parking, and modern finishes throughout.

Hall
5'1" x 6'0" (1.56 x 1.83)

Cloakroom
5'2" x 3'3" (1.58 x 1.01)

Open Plan Lounge /Kitchen/Diner
29'0" x 13'8" (8.85 x 4.17)

First floor - Overview
This superbly crafted newly built home offers stylish, modern living with a high standard of finish throughout, designed to meet the needs of today’s homeowners.

Upstairs, the principal bedroom is a spacious double, complete with its own sleek en suite shower room. The en suite features a contemporary three-piece suite including a shower enclosure, low flush WC, wash basin, a modern radiator, and a skylight window that floods the space with natural light.

Bedroom Two is another generously sized double room, with a UPVC double glazed window and radiator, creating a bright and welcoming atmosphere. Bedroom Three is a well-proportioned single room, also benefitting from a UPVC double glazed window and radiator to maintain a light and airy feel.

The family bathroom completes the first-floor accommodation and is fitted with a modern three-piece suite, combining style and functionality.

Bedroom 1
9'11" x 8'6" (3.03 x 2.60)

En suite
7'2" x 3'10" (2.20 x 1.19)

Bedroom 2
11'6" x 6'7" (3.51 x 2.01)

Bedroom 3
8'10" x 6'7" (2.70 x 2.02)

Bathroom
6'5" x 5'4" (1.97 x 1.64)

Outside - Overview
The property boasts a fully enclosed walled rear garden, offering a private outdoor space complete with a patio area ideal for al fresco dining and a neat lawn, perfect for relaxation or entertaining guests. Allocated parking to the rear ensures convenient and secure off-road parking.

Agents Note:
This energy-efficient home includes UPVC double glazing throughout and offers a well-considered layout that blends comfort, style, and practicality—making it ideal for first-time buyers, young families, or investors seeking a high-quality, low-maintenance property.

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.

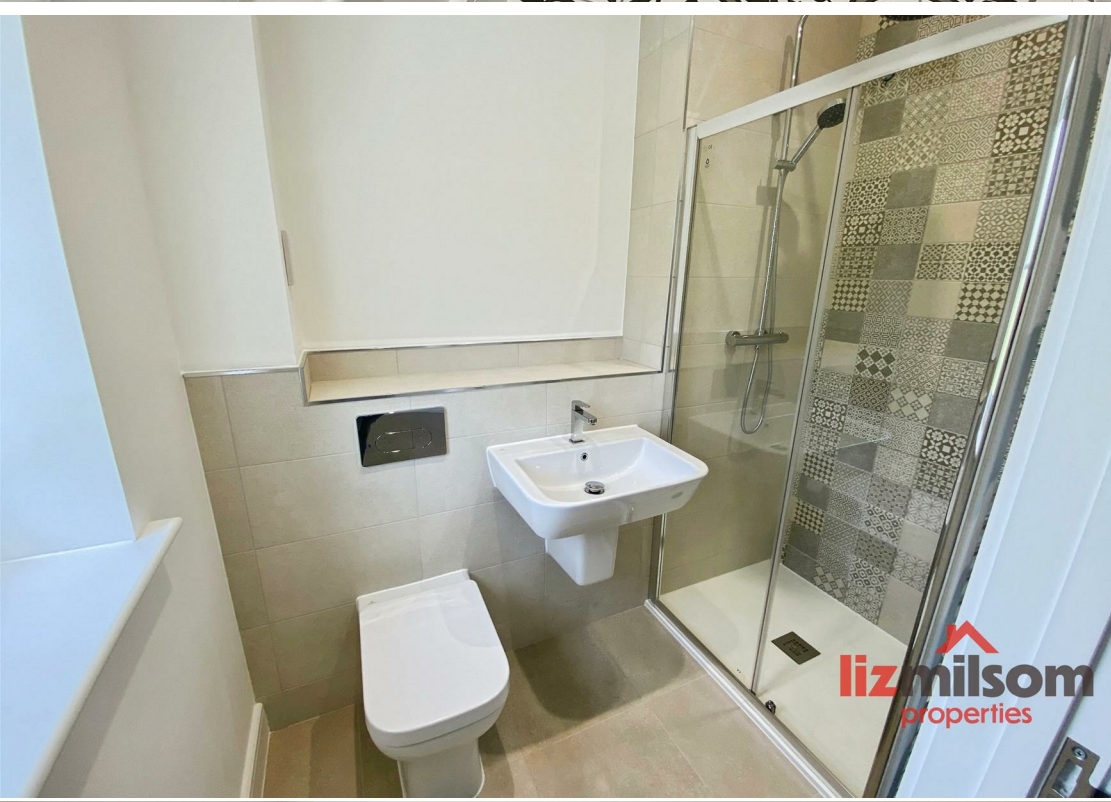
Tenure
Freehold - with vacant possession on completion. Liz Milsom Properties Limited recommend that purchasers satisfy themselves as to the tenure of this property and we recommend they consult a legal representative such as a solicitor appointed in their purchase.

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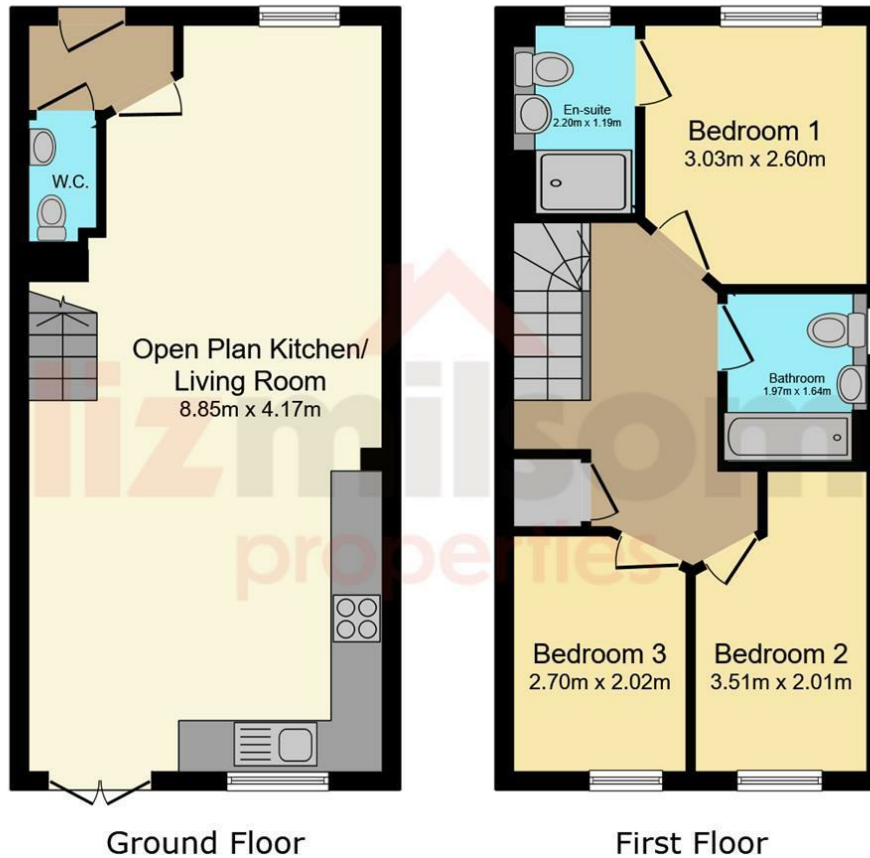
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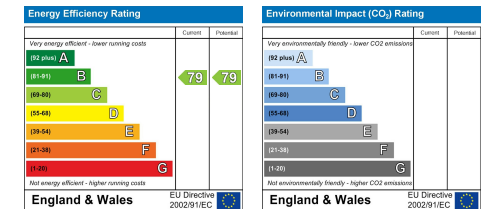


Directions

For SatNav Purposes Follow DE11 8HD



This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io



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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

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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