



3 Chelmsford Close
Swadlincote, DE11 9GQ
£285,000

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**** LIZ MILSOM PROPERTIES **** are pleased to offer this modern THREE STOREY SEMI-DETACHED home, set in a popular cul-de-sac location and offered with NO UPWARD CHAIN. The property benefits from uPVC double glazing, gas central heating, and well-maintained accommodation including an entrance hall, cloakroom/WC, fitted kitchen with integrated appliances, and a rear open-plan lounge/diner with patio doors to the garden. Upstairs offers two DOUBLE bedrooms and a modern bathroom, while the top floor features a private master suite with built-in wardrobes and en-suite. Outside, there's OFF ROAD PARKING, a single GARAGE, and a private rear garden. Conveniently located between Swadlincote and Burton-on-Trent, with easy access to the M42. Viewing highly recommended. EPC Rating "TBC"/Council Tax Band "C". HURRY TO VIEW

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Location

Overview - Ground Floor

The ground floor of this immaculate family home features high gloss tiling throughout, creating a sleek, contemporary feel and enhancing the sense of space and cleanliness. The welcoming reception hallway provides access to all ground floor accommodation and includes a staircase leading to the first-floor landing.

A convenient Cloaks/WC is fitted with a modern two-piece white suite comprising a low-level WC and a wash hand basin—ideal for guests and everyday use.

The modern fitted Kitchen offers a stylish and practical space, featuring a comprehensive range of wall and base units with contrasting door furniture and coordinating work surfaces. Included in the sale are an inset gas hob, electric oven, and extractor fan. There is also ample space and plumbing for additional appliances, making this a well-equipped hub for cooking and entertaining.

To the rear of the property, the spacious Lounge/Diner enjoys views over the rear garden and patio area, with direct access via patio doors—perfect for indoor-outdoor living. This light-filled room also benefits from continued high gloss flooring, a TV aerial point, centre ceiling light, and a radiator, making it both a functional and inviting living space.

Overview - First Floor

Stairs rise to the first floor, where a carpeted landing with a central light point provides access to all first-floor accommodation. Located on this level are Bedrooms Two and Three, both generously sized double rooms. Bedroom Two overlooks the rear elevation and is currently utilised by the vendor as a Home Office, featuring carpeted flooring, a central light point, and a radiator. Bedroom Three enjoys a front-facing aspect and is similarly well-appointed, with carpeted flooring, a TV point, central light fitting, and radiator. Completing the first floor is the stylish four-piece Family Bathroom, comprising a panelled bath, separate mains-fed shower cubicle, low level WC, and pedestal wash hand basin. Finished with vinyl flooring and a heated towel rail, this bathroom offers both comfort and practicality.

Overview - Second Floor

The second floor is dedicated to a private Master Suite, offering a peaceful retreat with thoughtful design and generous proportions. This impressive space features built-in wardrobes, two rear-facing Velux windows with centre-pivot hinges for easy cleaning, and a dormer window to the front elevation that provides additional natural light. The

bedroom is finished with carpeted flooring, a TV point, centre ceiling light, and offers direct access to the modern contemporary En-suite Shower Room.

The En-suite is fitted with a sleek three-piece suite, comprising a mains-fed shower cubicle, low level WC, and pedestal wash hand basin. A heated towel rail and modern finishes complete the space, combining functionality with a clean, stylish aesthetic.

Reception Hallway

Breakfast Kitchen

10'10 x 8'10 (3.30m x 2.69m)

Lounge/Diner

15'7 x 14'8 (4.75m x 4.47m)

Ground Floor Cloaks/WC

5'5 x 2'8 (1.65m x 0.81m)

Stairs to First Floor & Landing

Bedroom Two

13'3 x 9'1 (4.04m x 2.77m)

Bedroom Three

12'3 x 8'8 (3.73m x 2.64m)

Family Bathroom

8'5 x 6'1 (2.57m x 1.85m)

Stairs to Second Floor

Principal Bedroom

19'7 x 11'4 (5.97m x 3.45m)

Ensuite Shower Room

8'8 x 3'10 (2.64m x 1.17m)

Outside - Overview

The property is nestled in a quiet cul-de-sac and enjoys a peaceful setting, set behind a hedged foregarden that adds both charm and privacy. To the side, there is off-road parking for several vehicles, leading to a single garage with an up-and-over door, power, and lighting—ideal for additional storage or secure parking. A wooden side gate provides convenient access to the private rear garden.

The garden is fully enclosed with fenced boundaries, offering a safe and secure outdoor space, perfect for families or those who enjoy gardening. A patio area provides the ideal spot for outdoor dining or relaxation, while the remainder is mainly laid to lawn, creating a low-maintenance yet versatile space for play and leisure.

Viewing Strictly Through Liz Milsom Properties

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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.

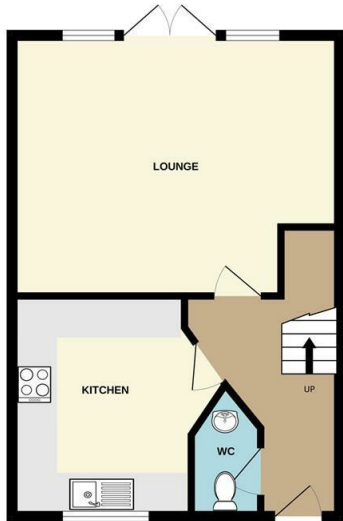




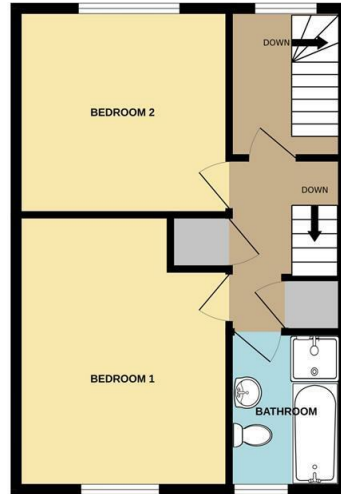
Directions

For SatNav purposes follow DE11 9GQ

GROUND FLOOR



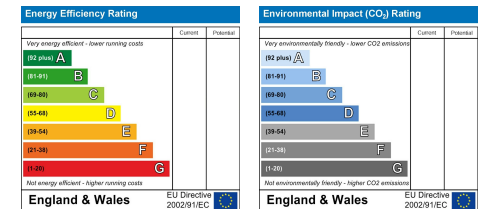
1ST FLOOR



2ND FLOOR



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: 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

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