



16 Wye Dale
Swadlincote, DE11 9RP
£309,950

lizmilsom
properties 

16 Wye Dale, Swadlincote, DE11 9RP

**** LIZ MILSOM PROPERTIES **** are delighted to offer this **EXTENDED DETACHED 4/5 Bedroom Family Home** ideal for the modern growing family **** Spacious layout includes Reception Hallway, Cloaks/WC, generous Open Plan Lounge/Diner, fitted Breakfast Kitchen, versatile Family Room/Play Room, and Utility Room to the ground floor **** First floor offers three **DOUBLE Bedrooms** (one with En-suite) and a stylish **Family Bathroom **** Second floor boasts a large **Principal Bedroom with En-suite Shower Room **** Outside benefits from ample **OFF ROAD PARKING**, storage space, and a fully enclosed rear garden **** EPC Rating "C" / Council Tax Band "D" Viewing is essential — Call LIZ MILSOM PROPERTIES today! ****

- Fantastic 4/5 Bedroom DETACHED Home
- Reception Hall
- Kitchen & Separate Utility
- 4 DOUBLE Bedrooms
- Family Bathroom
- Sought After Location
- Lounge/Diner
- Playroom/Snug/Bed 5
- Two Ensuite Shower Rooms
- AMPLE OFF ROAD PARKING & Rear Garden



Location

This property is pleasantly situated on the edge of this enviable and popular development built by Crest Homes. Church Gresley is approximately half a mile from Swadlincote town centre which provides all local amenities with shops, Supermarkets, eateries and a local cinema. Ideal for the commuter the property is well placed for the road networks including easy access to the A444, A511, A38 and M42 which leads to the major towns of Birmingham, Nottingham and beyond.

Ground Floor - Overview

Thoughtfully designed for comfortable and flexible living, the ground floor features a welcoming lounge ideal for family relaxation, a modern breakfast kitchen, and a dedicated dining area perfect for hosting and entertaining. Additional living space is provided by a versatile family/playroom—equally suited to a home office, study, or snug—alongside a practical utility room and convenient guest Cloaks/WC, all tailored to meet the needs of a busy household. The property is approached via a substantial block-paved driveway leading to a modern front entrance door and into the welcoming Reception Hallway. The Lounge is a bright and spacious reception room with a front aspect view, laminate flooring, and a feature fireplace; double doors open into the separate Dining Room, which also features laminate flooring and enjoys direct access to the rear garden via French doors—ideal for entertaining. The light-filled, well-proportioned Kitchen can be accessed from both the Reception Hallway and Dining Room, and offers ample Shaker-style wall and base units, integrated appliances including a double oven, and generous worktop space. A versatile room off the Kitchen offers flexibility as a fifth Bedroom, Playroom, Snug, or Home Office, with a door leading out to the rear garden and further access to the separate Utility Room, perfect for everyday practicality. A ground floor Cloaks/WC with a two-piece suite completes this thoughtfully arranged living space, ideal for modern family life.

First Floor - Overview

The first floor offers three well-proportioned DOUBLE Bedrooms, with the principal bedroom benefitting from a dedicated Dressing Area and a modern En-suite Shower Room. This room also includes fitted wardrobes and carpeted flooring for added comfort. The two further double bedrooms overlook the rear elevation and garden, both featuring carpeted flooring, radiators, and centre light points. Completing the first-floor accommodation is the Family Bathroom, fitted with a three-piece white suite, which offers scope for partial modernisation.

Second Floor - Overview

The second floor is dedicated to a spacious Master Suite, offering a private and tranquil retreat with its own modern En-suite facilities. This generous room provides ample space to both sleep and relax, featuring a window to the rear elevation and Velux windows to the front, creating a bright and airy atmosphere throughout.

Utility Room

8'6" x 8'3" (2.60m x 2.53m)

WC

6'1" x 2'5" (1.87m x 0.76m)

En-Suite Shower Room (Bed One)

7'8" x 3'10" (2.36m x 1.18m)

Bedroom Two

13'0" x 10'1" (3.98m x 3.08m)

En Suite

7'5" x 4'4" (2.28m x 1.34m)

Bedroom Four

9'0" x 8'11" (2.76m x 2.74m)

Bathroom

6'5" x 5'6" (1.96m x 1.70m)

Bedroom One

17'5" x 14'10" (5.31m x 4.54m)

Bedroom Three

11'6" x 10'0" (3.53m x 3.07m)

Garage

8'3" x 8'3" (2.54m x 2.53m)

It should be noted that due to this property being extended the Garage space is utilised for storage purposes only.

Outside - Overview

The property is approached over a generous block-paved driveway, providing ample off-road parking for several vehicles and leading directly to an adjoining garage, ideal for additional storage or secure parking. To one side of the property, a gated pedestrian pathway offers convenient access to the rear garden, while the opposite side features a well-maintained front garden with a neatly kept lawn, complemented by an array of specimen trees and established shrub planting, enhancing kerb appeal. A covered storm porch shelters the main entrance, providing a welcoming and practical entry point.

To the rear, the enclosed garden is thoughtfully landscaped for both enjoyment and ease of maintenance. Steps lead up to a lawned area bordered by well-kept paving, which continues into a spacious patio area—perfect for outdoor entertaining or al fresco dining. A charming summer house adjoins this patio, offering potential for use as a garden room or retreat. Further steps ascend to a decorative shingled seating area, accompanied by a second summer house, creating a peaceful and private outdoor haven ideal for relaxation or socialising in all seasons.

Lounge

17'0" x 11'11" (5.20m x 3.64m)

Dining Room

11'10" x 9'11" (3.61m x 3.03m)

Kitchen

13'2" x 8'8" (4.03m x 2.65m)

Bedroom Five

8'11" x 7'8" (2.74m x 2.35m)

Playroom

14'0" x 8'0" (4.29m x 2.44m)

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.

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

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.





Directions

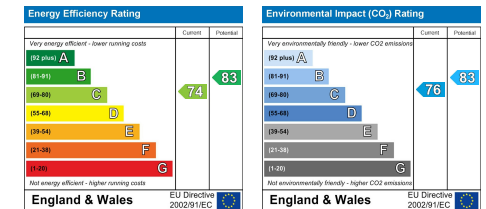
For SAT NAV purposes use DE11 9RP



TOTAL FLOOR AREA : 1603 sq.ft. (148.9 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.

Made with Metropix ©2025



Seabrook House, Dinmore Grange, Hartshorne,
Swadlincote, Derbyshire DE11 7NJ

Directors: E M Milsom G T Milsom

📞 01283 219336

📞 07974 113853

✉ liz.milsom@lizmilsomproperties.co.uk

🌐 lizmilsomproperties.co.uk



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

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.

**We can search
1,000s of mortgages
for you**

It could take just 15 minutes with
one of our specialist advisers:

Call: **01283 219336**
Online: www.mortgageadvicebureau.com/lizmilsom



M Mortgage
Advice Bureau

Your home may be repossessed if you do not keep up repayments on your mortgage.
There will be a fee for mortgage advice. The actual amount you pay will depend upon your
circumstances. The fee is up to 1% but a typical fee is 0.3% of the amount borrowed.

MA8 4202