



Byron Road, Swadlincote DE11 0DD

Swadlincote

£365,000

Bedrooms: 3 | Bathrooms: 2 | Receptions: 2

Location

Situated in a peaceful residential setting in Swadlincote, the property offers a quiet well-established neighbourhood, ideal for those seeking a more relaxed pace of life. The area is predominantly made up of detached and semi-detached homes with generous plots, giving a sense of space and community. Everyday amenities are close at hand, with local shops and supermarkets just a short drive away, along with healthcare facilities including GP practices and pharmacies within easy reach. Burton-on-Trent is less than 5 miles away and offers a wider choice of shopping, leisure, and dining options.

Excellent road links via the A514 and A511 connect to surrounding towns and cities, while bus services run regularly for convenient local travel. For those who enjoy the outdoors, there are attractive green spaces, country walks, and leisure facilities nearby, offering plenty of opportunity to stay active and social. This location combines the practicality of local services with the comfort of a quiet, friendly community – making it especially appealing for those looking to downsize or enjoy a well-connected yet more peaceful lifestyle.

The accommodation in imperial measurements:

Reception Porch

Reception Hall

Spacious Lounge 4.99m x 3.62m (16'4" x 11'10")

Extended Breakfast fitted Kitchen 7m x 3.02m (22'11" x 9'10")

Rear Utility/laundry room 5.96m x 1.45m (19'6" x 4'9")

Family bathroom 2.27m x 1.95m (7'5" x 6'4")

Principle Bedroom 4.23m x 4.11m (13'10" x 13'5")

En Suite Shower Room 2.57m x 2.22m (8'5" x 7'3")





Bedroom Two 3.5m x 3.03m (11'5" x 9'11")

Generous third bedroom 3.47m x 2.25m (11'4" x 7'4")

This exceptional bungalow, has been thoughtfully improved over the years, offering a stylish, light-filled home.

At its heart lies the impressive extended living breakfast kitchen—a versatile space featuring a bespoke 'Omega style' fitted kitchen units, providing a comfortable dining & living area, with stylish pod-effect design with French doors opening seamlessly onto the rear courtyard landscaped garden. There are many integrated appliances which include fridge/freezer, ceramic 4 ring hob, eye level built-in single oven and built-in fitted microwave.

A useful utility room off the kitchen completes the practical yet elegant interior with a further sink unit, base unit and tall unit, with plumbing for an automatic washer, space for a dryer and a secured access.

There is a Reception Porch with useful store housing the gas boiler, which then leads into a welcoming entrance hall providing access to a cosy Lounge with fire surround and fitted electric fire, perfect for winter evenings, feature window and bow window providing plenty of natural light.

The sleeping accommodation include a generous master bedroom with excellent range of free standing, floor to ceiling, fitted wardrobes and a modern en-suite, and a well-appointed family bathroom serves the other two well proportioned bedrooms.

The bungalow comes with **no chain, facility, offering a quick and easy transition** for potential homeowners.

The property is situated in a much sought-after location, surrounded by green spaces, nearby parks, and local schools, making it an ideal home for families or those seeking a peaceful lifestyle.



Brief overview

As you walk through the front door, through the Entrance Hall, you're welcomed by a sleek, integrated traditional kitchen featuring quality cabinetry, modern appliances, and elegant tiled flooring, setting the tone for the rest of the home. To the front of the property is the spacious and well-proportioned living room, bathed in natural light from dual aspect windows, creating a perfect space for relaxing or entertaining.

A central hallway connects the living areas to three well-appointed bedrooms. The primary bedroom with freestanding wardrobes for added storage, (which may be acquired by separate negotiation if required). The bedroom also enjoys views over the side garden and The Sandhills, which is ideal for short walks. The main bedroom also boasts a private well equipped ensuite.

The second bedroom is a generous sized double, located to the rear of the property, having been used as a separate Dining Room, in the past, but originally it was a double bedroom, that's the beauty of individual needs.

The third bedroom is located to the front of the property and is a generous sized single.

Nestled in the middle of the hallway is the contemporary family bathroom, thoughtfully designed with modern fixtures and finishes. Recessed spotlights are fitted throughout the home, adding to the clean, contemporary feel.



Outside

Externally, the property sits on a private plot with established shrubs and trees providing privacy and a wealth of colour, there is a smart block paved sweeping driveway providing plenty of parking for 2-3 vehicles, which leads to a detached single garage. To the side and rear is a low maintenance landscaped garden with patio area, gravelled areas, shrubs and trees which enjoys a high degree of privacy. To the other side of the property there is a lawn, hedge and mixed specimen shrubs. The property sits in an elevated position and enjoys extensive views over Swadlincote and is perfect for walks over the local Sandhills area which is a stone's throw away.

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.

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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

