



lizmilsom
properties

**75 Darklands Road
Swadlincote, DE11 0PQ
Reduced to £230,000**

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** LIZ MILSOM PROPERTIES ** are pleased to present this WELL-PROPORTIONED THREE-BEDROOM FAMILY HOME OFFERED WITH NO UPWARD CHAIN, ideally located close to the Town Centre and occupying a GENEROUS PLOT. The beautifully presented accommodation includes: a Reception Hallway, a spacious Lounge, and an EXTENDED OPEN PLAN BREAKFAST KITCHEN with a DINER/FAMILY AREA—perfect for modern family living and entertaining. Upstairs, the property offers three good-sized Bedrooms and a well-appointed Family Shower Room. Outside, there is AMPLE OFF-ROAD PARKING and a delightful rear garden, with a large patio, various feature seating areas, and established planting. Council Tax Band: B | EPC Rating: TBC. For viewings, contact Liz Milsom Properties TODAY.....

- Extended SEMI-DETACHED HOME OFFERED WITH NO UPWARD CHAIN
- Spacious Lounge
- Extended Kitchen
- One Single Bedroom
- Garage & OFF ROAD PARKING
- Reception Hallway
- Family Room/Diner
- Two DOUBLE Bedrooms
- Family Shower Room
- Extensive Rear Garden



Location

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 is within easy walking distance, 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 - Ground Floor

This extended three-bedroom semi-detached home is set back from the road, offering a welcoming reception porch leading into the entrance hallway. The spacious lounge features a walk-in bay window to the front, carpeted flooring, a TV point, and a radiator. The open-plan family room and dining area benefit from dual rear and side elevations, with a side bay window, laminated flooring, a TV point, central lighting, and a handy understairs cupboard. The modern kitchen overlooks the rear garden and is fitted with a range of light beech wall and floor units, including display cupboards and contrasting work surfaces. Integrated appliances include an electric oven and hob with extractor fan, while there is ample space and plumbing for additional appliances. The kitchen floor is tiled and enhanced with spotlight feature lighting, creating a bright and functional space.

Overview - First Floor

Stairs rise from the first floor to the first floor and landing area where all accommodation leads off. The master Bedroom benefits from two windows overlooking the front elevation. This room is flooded with light and has carpeted flooring, TV point, centre light point and radiator. The second bedroom is again a good sized double room with laminated flooring, window to the rear elevation, centre light point and radiator. Bedroom Three overlooks the rear elevation and garden area, again a good sized Bedroom with laminated flooring, centre light point and radiator. The family Shower Room completes the accommodation in

full and has a three piece suite consisting of shower cubical with closed closet sink and low level WC. Window to the side elevation and tiling to the floors.

Entrance Hallway

Spacious Lounge

14'7" x 12'4" (4.46m x 3.78m)

Open Plan Family/Diner Area

16'9" x 10'6" (5.13m x 3.21m)

Extended Breakfast Kitchen

16'5" x 8'10" (5.01m x 2.71m)

Stairs Lead to First Floor & Landing

Bedroom One

15'8" x 13'6" (4.80m x 4.12m)

Bedroom Two

17'5" x 5'7" (5.32m x 1.71m)

Bedroom Three

9'10" x 7'8" (3.02m x 2.36m)

Family Shower Room

9'3" x 7'10" (2.82m x 2.39m)

Outside - Overview

Externally, the property is set back from the road, nestled behind a walled foregarden with a block paved driveway that provides ample off-road parking. Double wooden gates lead through to additional parking space if needed, as well as access to the detached garage and rear garden. The rear garden features a large lawned area surrounded by established borders with shrubs and trees, along with a spacious patio and a separate decked seating area, ideal for outdoor relaxation and entertaining.

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 COMPETITVE 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

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

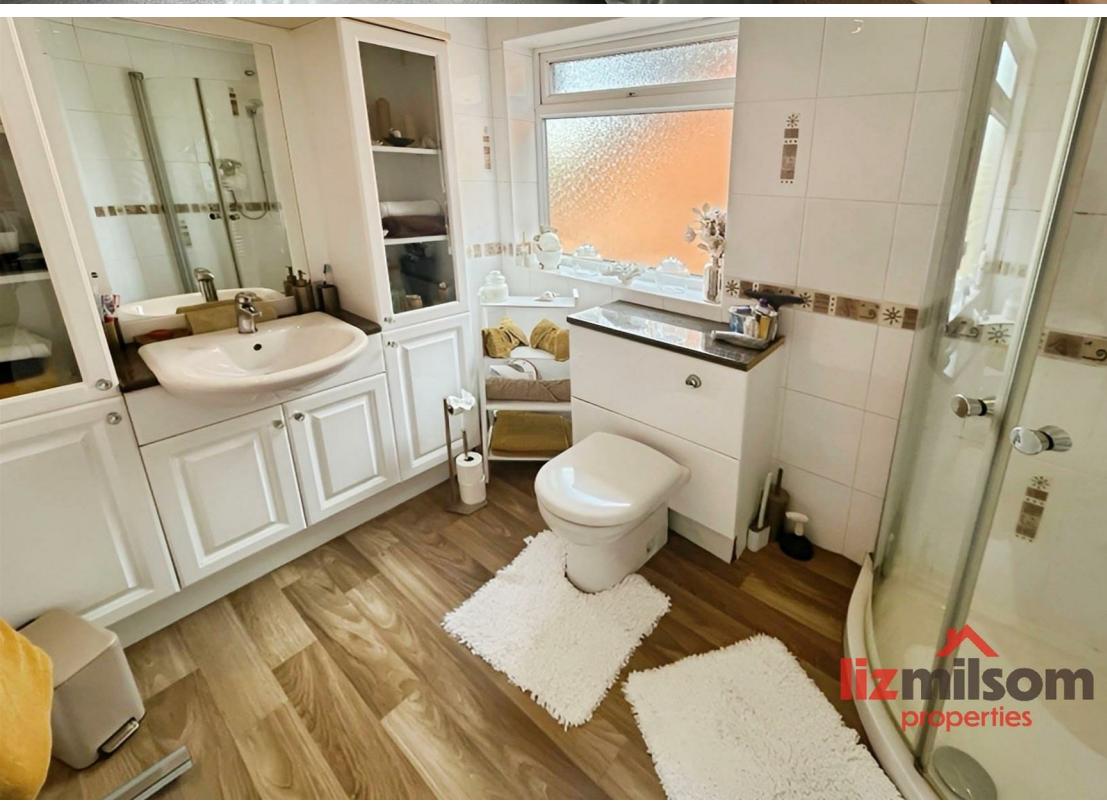
Please note that room sizes are quoted in metres to the nearest tenth of a metre measured from wall to wall. The imperial equivalent is included as an approximate guide for applicants not fully conversant with the metric system. Room measurements are included as a guide to room sizes and are not intended 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 0PQ



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements, dimensions, 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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Seabrook House, Dinmore Grange, Hartshorne,
Swadlincote, Derbyshire DE11 7NJ

Directors: E M Milsom G T Milsom



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(70-80)	C		
(55-69)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-69)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

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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

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.

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circumstances. The fee is up to 1% but a typical fee is 0.3% of the amount borrowed.

