



**lizmilsom**  
properties

**19 Oak Street**  
Swadlincote, DE11 9RA  
Reduced to £299,950

**lizmilsom**  
properties

## 19 Oak Street, Swadlincote, DE11 9RA

\*\*\*\*\* LIZ MILSOM PROPERTIES \*\*\*\*\* are delighted to bring this Immaculate 4-bedroom detached home in the sought-after location of Church Gresley, a popular area close to schools, shops, and commuter routes. Offering spacious and versatile accommodation. Features include underfloor heating to the ground floor (excluding garage), bright bay-fronted spacious lounge, dining room with French doors to the garden, modern well-appointed fitted kitchen with breakfast bar, Four generously sized bedrooms with four piece en-suite and modern family bathroom. Attractive landscaped rear garden offers low-maintenance with patio area, lawn and decking perfect for families, block paved driveway provides off road parking for three cars, and integral garage with conversion potential. Call today to arrange your viewing ! EPC : C / TAX BAND: D

- Spacious four double bedroom detached family home
- Separate dining Room / second reception room
- Four double bedroom with four piece en-suite to bedroom one
- Private low maintenance delightful rear garden
- Close to local amenities & great road links.
- Bright & airy lounge
- Well appointed fitted kitchen
- Modern family bathroom
- Driveway provides ample off road parking and internal garage with electric roller door
- EPC : C / TAX BAND: D



## Location

Situated in the popular village of Church Gresley, 19 Oak Street enjoys a convenient setting within easy reach of a wide range of local amenities. The area offers well-regarded primary and secondary schools, local shops, cafes, and supermarkets, along with nearby parks and open green spaces for leisure and recreation. Excellent road links, including the A444 and A38, provide straightforward access to Swadlincote, Burton upon Trent, and further afield, while public transport options connect the village to surrounding towns. For those who enjoy the outdoors, the nearby National Forest offers scenic walking and cycling routes, making Church Gresley an ideal location for both commuters and families seeking a balance of convenience and lifestyle.

## Overview

19 Oak Street, Church Gresley – Exceptional 4-Bedroom Detached Family Home

Set in the sought-after location of Church Gresley, this outstanding four-bedroom detached home offers a wonderful combination of generous living space, high-quality finishes, and an inviting layout ideal for modern family life. From the moment you arrive, the property's kerb appeal is clear, with a block-paved driveway providing off-road parking for up to three vehicles, complemented by an integral garage with an electric roller door for secure additional parking or potential conversion (subject to planning permission).

A wide and welcoming reception hallway sets the tone for the home, with laminate flooring and underfloor heating extending across the ground floor (excluding the garage), creating a warm and luxurious feel. The hallway leads to all ground floor accommodation rooms, including a spacious lounge to the front of the property, filled with natural light from a feature walk-in bay window. A gas coal-effect fire adds a touch of charm, while glass-panelled double doors open through to the generous dining room, creating an easy flow for both everyday living and entertaining. The dining room enjoys laminate flooring, a central light point, and French patio doors which open directly to the rear garden, seamlessly connecting indoor and outdoor spaces.

The kitchen is both stylish and practical, fitted with an excellent range of cream wall and base units topped with complementary work surfaces, and finished with attractive tiling to splash-prone areas. Integrated appliances include a dishwasher, TV and extractor, while space and plumbing are provided for additional freestanding appliances. Dual-aspect windows ensure the room is wonderfully light, with a stainless steel sink positioned to enjoy views over the garden. A breakfast bar offers the perfect spot for casual dining, and a rear door provides further access to the outdoor space. The ground floor also features a guest cloakroom/WC with tiled splashbacks, and internal access to the integral garage, which is a generous size and currently houses the Vaillant boiler and also benefits from light & power.

Upstairs, the first-floor landing offers access to four well-proportioned bedrooms and a modern family bathroom. Bedroom One is a superb size, positioned to the front of the home, and benefits from one fitted cupboard which two access doors, providing storage options, luxury vinyl tile flooring, and a feature glass block wall that enhances

natural light. Its en-suite is equally impressive, featuring a four-piece suite comprising a panelled bath, separate double shower cubicle, pedestal closed closet wash basin, and low-level WC, complemented by tasteful tiling and a frosted window to the rear. The second bedroom, also a large double to the front, is bright and airy with ample space for freestanding furniture. Bedrooms three and four, positioned to the rear, enjoy views over the garden, with the fourth bedroom currently utilised as a home office. The modern family bathroom is fitted with a panelled bath with shower and screen over, pedestal wash basin, and low-level WC, finished with tiling to splashback areas and laminate flooring.

Externally, the rear garden offers a private and low-maintenance retreat, ideal for both relaxation and entertaining. A large patio area spans the width of the house, providing an excellent space for outdoor dining, while steps lead up to a raised lawn and an additional decked seating area. Fence boundaries offer a good degree of privacy, and a side gate provides convenient access to the front of the property.

Beautifully presented throughout and offering exceptional living space, this home is perfectly positioned for access to local schools, shops, and commuter routes, making it an outstanding choice for families seeking a property that combines style, practicality, and location. Early viewing is highly recommended to fully appreciate all that this impressive home has to offer.

### The well presented accomodation

#### Entrance hallway

#### Downstairs guest cloaks / wc

#### Spacious lounge

22 x 11'10 (6.71m x 3.61m)

#### Separate dining room

9'9 x 8'8 (2.97m x 2.64m)

#### Well appointed fitted kitchen

20'7 x 9'8 (6.27m x 2.95m)

#### First floor stairs & landing

#### Bedroom one

14'2 x 13'5 (4.32m x 4.09m)

#### En-suite

#### Bedroom two

11'9 x 11'8 (3.58m x 3.56m)

#### Bedroom three

9'10 x 9'8 (3.00m x 2.95m)

#### Bedroom four

9'8 x 8'8 (2.95m x 2.64m)

#### Family bathroom

#### Integral garage

#### 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

#### 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

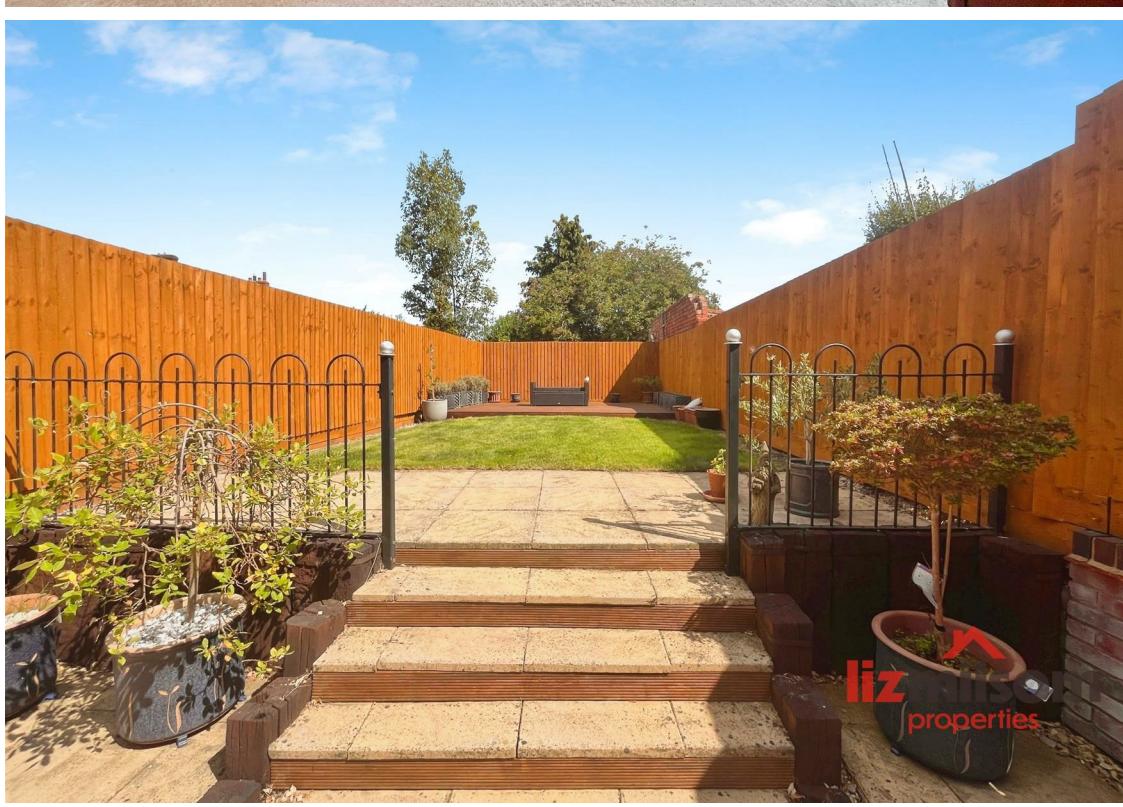
Water, mains gas and electricity are connected. The services, systems and appliances listed in this specification have not been tested by Liz Milsom Properties Ltd and no guarantee as to their operating ability or their efficiency can be given.

#### 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.

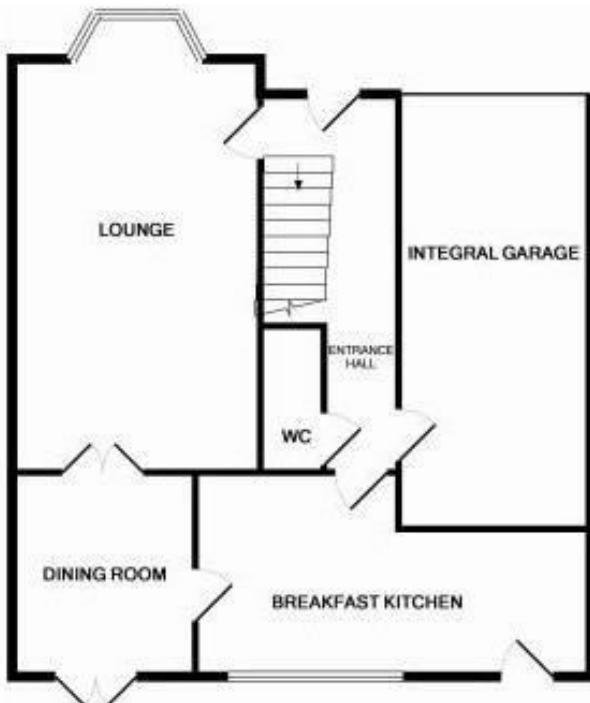
#### Disclaimer

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.

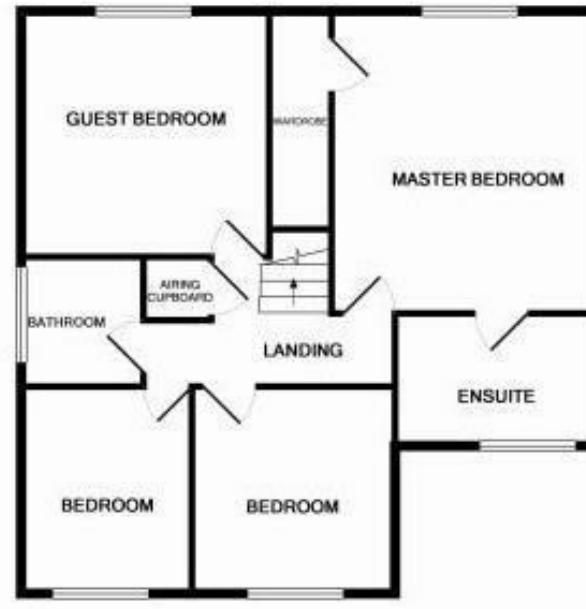


## Directions

For Sat Nav purposes use the postcode DE11 9RA



GROUND FLOOR  
APPROX. FLOOR  
AREA 791 SQ.FT.  
(73.5 SQ.M.)



1ST FLOOR  
APPROX. FLOOR  
AREA 692 SQ.FT.  
(64.3 SQ.M.)

TOTAL APPROX. FLOOR AREA 1483 SQ.FT. (137.8 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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 Metopix 6x2015

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 <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions			
England & Wales	EU Directive 2002/91/EC		

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

Directors: E M Milsom G T Milsom



**t** 01283 219336

**m** 07974 113853

**e** liz.milsom@lizmilsomproperties.co.uk

**w** 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](http://www.mortgageadvicebureau.com/lizmilsom)



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.



MAB 4202