

10 Oldfield Drive, Swadlincote, Derbyshire, DE11 0BE
£299,950



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

Directors: E M Milsom G T Milsom

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*** LIZ MILSOM PROPERTIES *** are delighted to bring to the market, this IMPRESSIVE, MUCH IMPROVED DETACHED BUNGALOW with detached DOUBLE GARAGE ! Perfect for retirement. This well presented detached Bungalow offers spacious & easily managed accommodation, standing on a generous plot within this small select cul-de-sac location being so handy for the town. Improved over the year to include a replacement boiler, rewired, replumbed and replacement bathroom. This double bay fronted property has a spacious Lounge, fabulous extended Dining Kitchen, two double bedrooms, the main with fitted wardrobes and a re-fitted high specification bathroom. Outside there is plenty off road parking and easily managed gardens, the wide side driveway leads to the detached double garage along with an easily managed rear garden. Excellent road links for the commuter with easy access to the the M42, leading to Ashby-de-la-Zouch, Derby, Tamworth and Burton on Trent. A RARE OPPORTUNITY NOT TO BE MISSED - Viewing highly recommended by LIZ MILSOM PROPERTIES - Call our dedicated sales team TODAY - OPEN 7 DAYS

Location

Situated in one of Swadlincote's most respected residential areas, Oldfield Drive is a quiet cul-de-sac, located just off Newhall Road, Swadlincote. The majority of the properties on this road are Bungalows and there is also a bus stop close by. Being a short walk from the local Eureka Park and a wide range of amenities in the town centre. Close to the National Forest leisure facilities the property is also well placed for access to the larger shopping centres of Burton-on-Trent, Ashby-de-la-Zouch and Tamworth by bus or by car. Being ideal for the commuter with excellent road links to the towns of Burton on Trent, Tamworth, Derby and Lichfield. With the M42 being only 30 minutes drive this in turn leads to the cities of Birmingham and Nottingham and the M1 conurbations.

The Well Presented Accomodation

Reception Hall

15'1 x 3'8 (4.60m x 1.12m)

The property is accessed via the front entrance door which is recessed and leads into the Reception Hall, which provides access to all accommodation. There is a security system, access to loft hatch, radiator and carpet.

Spacious bay windowed Lounge

15'5 incl bay x 11'9 (4.70m incl bay x 3.58m)

This is located to the front of the property, a focal point of which is the stone feature fireplace with raised hearth and coal effect gas fire, TV aerial point, radiator and dual aspect windows. There is plenty of space for free standing furniture with radiators and fitted carpet.

- Splendid high specification Bungalow
- Gas central heating & double glazed
- Perfect retirement home
- Extended fitted Dining Kitchen
- Refurbished bathroom incl shower
- Quiet cul-de-sac handy for town
- Ample parking & double garage
- Spacious Lounge
- 2 double bedrooms
- Viewing highly recommended

Extended fitted Breakfast Kitchen

23'2 x 10'5 (7.06m x 3.18m)

Access from the hall and located to the rear of the property, the kitchen is well proportioned with an extensive range of wall and floor mounted units with ample work surface areas and inset Franke sink with mixer tap. There are many fitted high specification appliances which include Siemens 5 ring gas hob with extractor fan over, single oven and combination microwave and fridge freezer. Ample appliance space for dishwasher and washing machine. Quality kardean flooring runs throughout. Dual aspect windows provide plenty of natural light and there are LED downlighters. There is plenty of space for a dining table.

Bedroom One

15'5 x 10'9 (4.70m x 3.28m)

Located to the front of the Bungalow, this is a generous sized room with large bay window and an excellent range of fitted wardrobes incorporating chest of drawers fitment. There is plenty of space for any additional free standing furniture, radiator and fitted carpet.

Bedroom Two

12'6 x 10'9 (3.81m x 3.28m)

This double bedroom is located to the rear having views over the rear garden. A well proportioned bedroom with radiator and fitted carpet.

Family Bathroom

8'5 x 5'3 (2.57m x 1.60m)

The fully tiled bathroom has been refurbished with three piece white suite which comprises of a panelled bath with assist handles and high specification Mira shower over with screen, low-level WC and separate wash hand basin with fitted vanity unit ideal for storage, quality karndean flooring radiator and fitted illuminated mirror.

Outside

The property is set well back from the road behind a brick boundary wall with feature pillars and a sweeping wide tarmac driveway which provides ample off road parking for several vehicles and also a turning area and leads through to a detached double garage. The rear garden is easily managed with a lawn area and is generally flat so ideal for anyone with mobility issues and is fully enclosed with panelled fenced boundaries .

Detached double garage

20'0 x 19'8 (6.10m x 5.99m)

Having electric door, side service door, window and is on a separate fuse box. Ideal for two vehicles, perfect if you have a classic car or ideal for any hobby.

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 the Agents

On our clients instructions only PROCEEDABLE potential buyers are able to view, ie first time buyers, clients having nothing to sell and sellers that are Sold, Subject to contract and cash buyers.

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 – offering straight forward honest advice and extremely competitive fees.

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

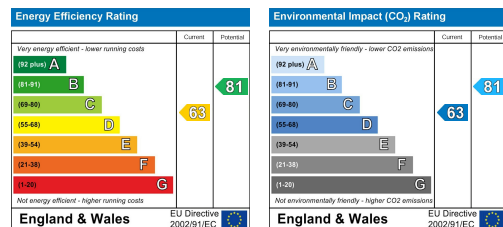
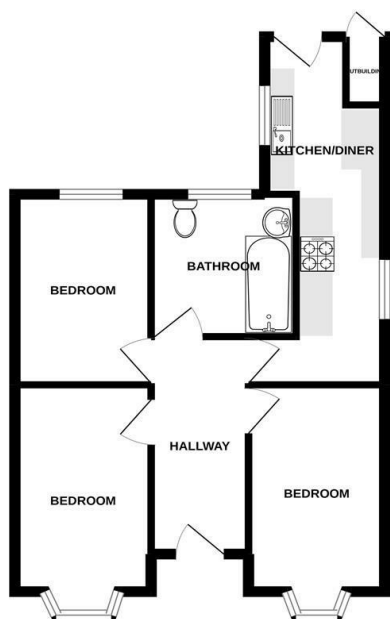
The particulars are set out as a general outline only for the

Directions

The property is best approached by travelling along the A511 towards Burton on Trent along the Burton Road Midway, turning left at the traffic lights into Midway Road, proceed for a short distance. Upon reaching the small mini roundabout take the 2nd exit into Newhall Road, which runs to the side of Eureka Park. Oldfield Drive is a small select cul-de-sac on the right hand side, the subject property is clearly denoted by our red distinctive 'For sale' board on the right hand side. For

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.

LMPL/LMM/EMM/25.11.2022/1 DRAFT
LMPL/LMM/EMM/25.11.2022/2 APPROVED



TOTAL FLOOR AREA: 476 sq ft (44.2 sq m.) approx.
While every attempt has been made to ensure the accuracy of the description contained herein, 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 floorplan360

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

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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