



The logo for lizmilsom properties, featuring a red house icon above the text 'lizmilsom' in a bold, sans-serif font, with 'properties' in a smaller, red, lowercase font below it.

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**48 Aston Drive**  
**Newhall, Derbyshire DE11 0PD**  
**£279,950**

## 48 Aston Drive, Newhall, Derbyshire DE11 0PD

\*\*\* LIZ MILSOM PROPERTIES \*\*\* are delighted to bring to the market, this Three Bedroom Detached family home set in a lovely quiet spot, in this ever popular residential location of Newhall. With MOTIVATED SELLERS, the accommodation boasts Spacious Lounge, doors to Dining Room, leading into a splendid Conservatory. Fitted L shaped Kitchen and W/C on the ground floor while to the first floor there are Three good sized Bedrooms with an En Suite to the Master along with the Family Bathroom. Added benefits Cavity wall insulation, gas central heating & double glazed throughout. Outside to the front is a single garage along with plenty off road parking while to the rear is a very private enclosed garden. EPC rating D - Council Tax C. Early viewing is HIGHLY RECOMMENDED - Call our friendly team TODAY to secure your viewing!!

- Offered with No upward chain - Motivated sellers!
- In need of some upgrading, excellent POTENTIAL
- Splendid fitted Kitchen
- Three generous bedrooms some include wardrobes
- Private enclosed rear gardens.
- Detached 3 bedroomed family home
- Three Reception Rooms, including Conservatory
- Guest Cloaks/WC, family bathroom and En Suite
- Quiet location at the head of the cul-de-sac
- Excellent road links, easy access M42 - View early!



## Location

The village of Newhall is conveniently located close to the town of Burton-upon-Trent and Swadlincote and benefits from easy access to the A511 and A444, which in turn gives access to the motorway network, including M42, M6 and M1. The major conurbations of Birmingham and Leicester are approximately 19 and 27 miles respectively.

Newhall has a vast range of amenities including schools for all ages, convenience store, general stores, post office, village hall and community centre, alongside a doctors surgery, chemist and a large open parkland in the centre of the village.

## The accommodation in more detail:-

### Entrance Hall

Tiled flooring with doors leading to W/C, fitted Kitchen and bay windowed Lounge with stairs to the first floor, under stairs storage. Radiator

### Downstairs Cloaks/WC

Two piece cream suite comprising of low level W/C and hand wash basin, tiled splash backs, frosted window to front. Radiator

### Spacious Lounge

11'2 x 13'8 (3.40m x 4.17m)

Carpeted with feature fire and surround with fitted electric fire , large bay window overlooking the front aspect. Radiator. A great sized family room.

### Separate Dining room

10'2 x 9'4 (3.10m x 2.84m)

Carpeted with opening to Lounge, with radiator and patio doors opening into the Conservatory.

### Splendid Conservatory

12'1 x 9'6 (3.68m x 2.90m)

Great sized room to relax and enjoy the garden, having TV aerial point, tiled floor and power points. French door leads to the rear garden and patio.

### L Shaped well equipped fitted Kitchen

16'1 x 9'8 (4.90m x 2.95m )

Having an extensive range of wall and floor mounted units with roll top work surfaces over, inset sink and drainer, tiled splash backs, appliances include gas hob and electric oven, integrated dishwasher and washing machine and space for fridge freezer, window to rear, and Door to rear and door to Dining Room. Radiator. The Potterton gas boiler is located in the kitchen.

### Stairs to first floor accessed from the Hall

Stairs to the first floor from the hall with all accommodation leading off.

### Principal Bedroom

11'4 x 9'8 (3.45m x 2.95m)

A generous sized main bedroom being carpeted with built in wardrobes, window to front elevation, door to En-Suite. Radiator

### En Suite Shower Room

7'6 x 4'7 (2.29m x 1.40m)

With three piece cream suite comprising of low level W/C, hand wash basin and shower cubicle, tiled splash backs, frosted window to rear elevation. Radiator

### Double bedroom Two

11'4 x 8'7 (3.45m x 2.62m)

A great sized second double bedroom, carpeted with window and radiator

### Bedroom Three

9'1 x 7'5 (2.77m x 2.26m)

Carpeted with window and radiator.

### Family bathroom

9'10 x 7'2 (3.00m x 2.18m)

A generous sized bathroom suite comprising of low level W/C, hand wash basin and panel bath, tiled splash backs, frosted window and radiator.

### Outside

The property benefits from a great sized plot, being situated at the head of a quiet and select cul-de-sac on this ever popular estate. Set well back from the road enjoying a secluded position the property benefits from plenty of OFF ROAD PARKING and a driveway leading to the GARAGE The rear garden is not directly overlooked with a decked area, patio lawn and flower borders.

### Detached garage

Having a metal up and over door, with power and light supply, pitched roof for storage and side personal door.

### 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 – 5.30 pm Monday - Thursday

9.00 am - 5.00 pm Friday

9.00 am – 2.00 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.

### Making An Offer

As part of our dedicated service to our Sellers, we ensure that all potential buyers are in a position to proceed with any offer they make and therefore ask any potential purchaser to speak with our Mortgage Advisor to discuss and establish how they intend to fund their mortgage for the purchase. We work closely with the Mortgage Advice Bureau who can offer Independent Financial Advice, helping you secure the best possible deal and potentially save you money. NB If you are making a cash offer, we will ask you to confirm the source and availability of your funds in order for Liz Milsom Properties to present your offer in the best possible light to our clients.

Property to Sell? Then why pay more?....

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 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/23/02/2026/1 DRAFT



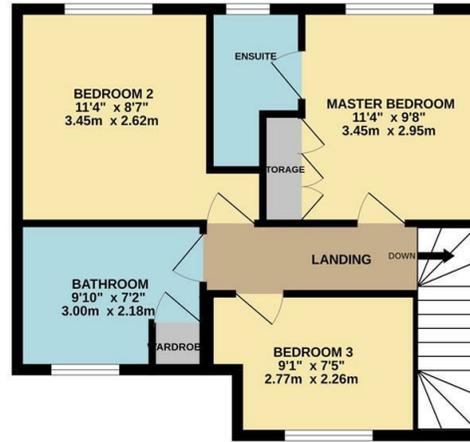
# Directions

For SAT NAV purposes use DE11 0PD

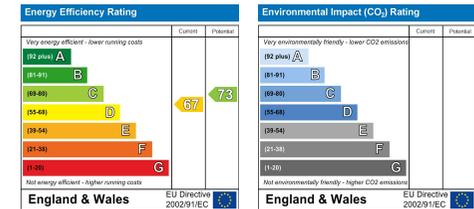
GROUND FLOOR



1ST FLOOR



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.  
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## 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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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

