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45 Salisbury Drive
Swadlincote, DE11 7LD
£189,950

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LIZ MILSOM PROPERTIES are delighted to bring to the market, this EXTENDED much improved FOUR bedroom semi-detached home which offers stylish, modern living accommodation and a fantastic outdoor entertaining space. Must be viewed to be fully appreciated Bespoke Entrance Hall, splendid fitted kitchen, spacious Lounge/Diner, multi-functional double bedroom/Play room with access to Wet/Shower Room. To the first floor there are three well proportioned bedrooms a refitted family bathroom. Great internal ground floor space, then outside a great sized patio area with steps leading to the rear garden, great space. Front odd road parking. Council Tax A - EPC rating . Call our friendly Award winning Team to book your viewing TODAY!

- Looking for plenty of space then check this one out !
- With great outdoor space perfect for entertaining
- Spacious Lounge/Diner, modern well equipped Kitchen
- 3 further bedrooms and first floor family bathroom
- Off road parking, popular area, close to schools
- Older style 4 BEDROOMS, 2 BATHROOM PROPERTY
- Perfect for elderly family member or large family
- Separate Utility , Ground floor master bedroom En Suite
- Must be viewed to be fully appreciated!
- Easy access to M42, excellent road links



Location

Midway is handy for local amenities and within walking distance to Swadlincote town centre and is well placed for the commuter with excellent road links via the nearby A511 to the towns of Burton on Trent, Ashby de la Zouch and Derby. The M42 is also easily accessible as is the A38 leading to Birmingham and Nottingham. Local amenities include both Primary and Secondary schools within walking distance and there is a local bus route. This is a sought after road with the property having distant views over fields with plenty of local walking trails. Swadlincote is approximately half a mile away and provides an array of shops, eateries and a cinema. Within walking distance of the property is a convenience store.

Overview - Ground floor

CHECK OUT THIS GEM OF A PROPERTY, which must be VIEWED TO BE FULLY APPRECIATED . Benefiting from gas central heating, double glazing,, a splendid fitted Kitchen, 4 bedrooms, all being of a generous sized to include three double and 1 single, 2 bathroom/shower room (allocated to each floor) what more could you want.

Well maintained throughout, this impressive FOUR bedroom semi-detached home offers stylish, modern living with high-quality finishes and as an added bonus a fantastic outdoor entertaining space. The property has been thoughtfully upgraded, including a contemporary fitted kitchen having an extensive range of wall and floor mounted modern units inset sink unit and fitted appliances including oven hob extractor, fitted integrated dishwasher and space for large American fridge/freezer, high quality tiling to floors, and a unique bespoke entrance hall featuring modern wooden panelling and stairs leading off to the first floor.

The spacious ground-floor layout remains versatile, including a spacious lounge/Diner with French doors,, plenty of space for a dining room and other furniture, separate well equipped utility room which is accessed via a covered area , and following an extension provided by the previous Owners a generous ground-floor bedroom/reception room with en-suite/ Wet room layout.

Overview - First floor

Stairs lead to the landing and first floor, with all accommodation leading off. The large access to the loft is also located on the landing. There are two generous double bedrooms located to the rear of the property, both having free standing wardrobes. The third bedroom is located to the front again with fitted wardrobes and cupboards making full use of the room. Finally completing the first floor accommodation is the modern three piece white suite

including bath with shower over, pedestal wash hand basin and low level WC. Attractive tiling to walls and floor. Built in storage space.

The well presented accommodation:

Front Entrance Hall

Spacious Lounge/Diner

23'2" x 11'7" (7.08m x 3.55m)

Splendid fitted galleried Kitchen

13'5" x 5'10" (4.11m x 1.80m)

Covered entry leading to external Utility area

8'3 x 8'1 (2.51m x 2.46m)

Inner Lobby leading through to:

Extended Great sized double bedroom/Multi-function

11'7" 10'7" (3.55m 3.24m)

With access to Wet Room/Shower Room

7'7" x 5'3" (2.31m x 1.60m)

Stairs to First floor and Landing

Main double bedroom

12'0" x 11'8" (3.67m x 3.57m)

Second double bedroom

12'0" x 10'8" (3.67m x 3.26m)

Bedroom Three

9'0 x 7'5 (2.74m x 2.26m)

Family bathroom

8'0" x 7'9" (2.46m x 2.38)

Outside- Front off road parking

The front garden and driveway continue to provide excellent kerb appeal with steps leading to the front door with a well maintained garden with an array of shrubs and plant.

SMART BLOCK PAVED DRIVEWAY provides off road parking for one vehicle.

Front garden

The well maintained rear garden

The designed westerly-facing rear garden has been transformed into a stylish, low-maintenance outdoor living space. There are steps leading to a contemporary patio area which is ideal for sunny afternoons making it perfect for relaxing or entertaining with family and friends.. Further hard-standing provides room for a handy outdoor storage shed, offering excellent storage space for tools, bikes or garden furniture.

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.

AML (Anti-Money Laundering Regulations

Successful buyers will be required to complete anti-money laundering and proof of funds checks. Our partner, Creditsafe will carry out the initial checks on our behalf. The current non-refundable cost is £100 inc. VAT per property transaction. You'll need to pay this prior to issuing the Notification of sale. The cost includes obtaining relevant data and any manual checks and monitoring which might be required, and includes a range of benefits.

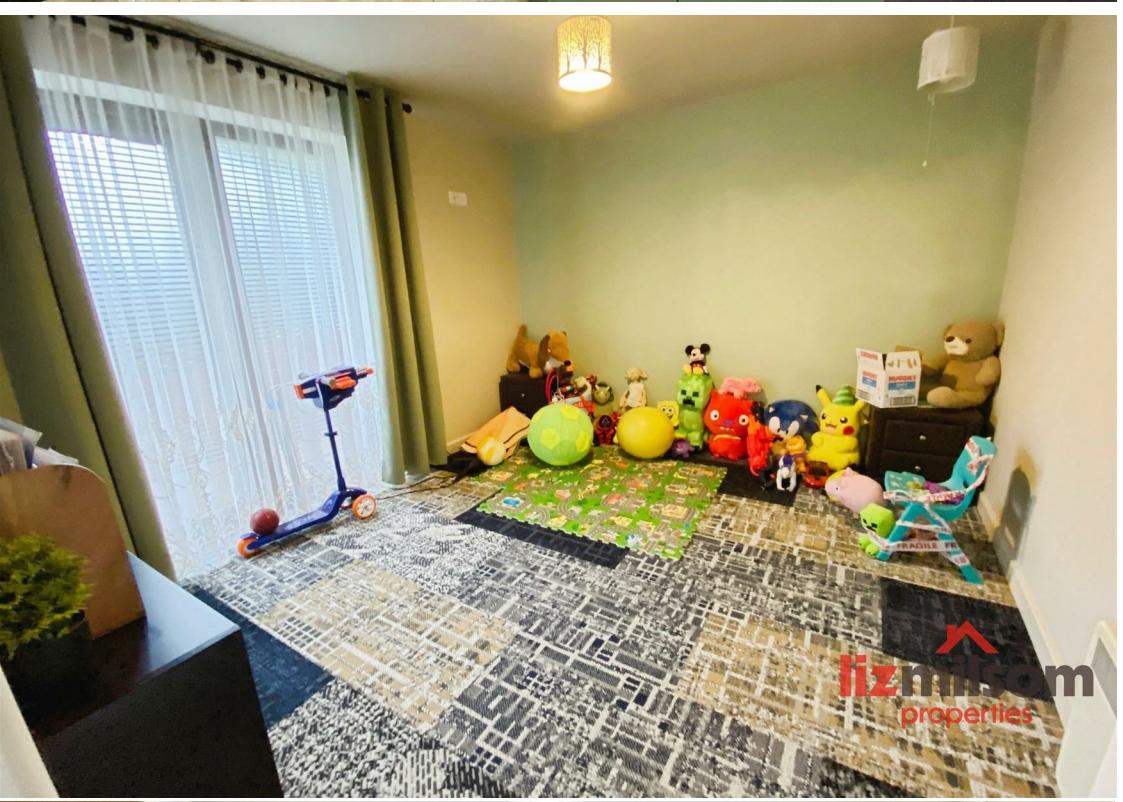
Measurements

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/11.02.2026/1 DRAFT

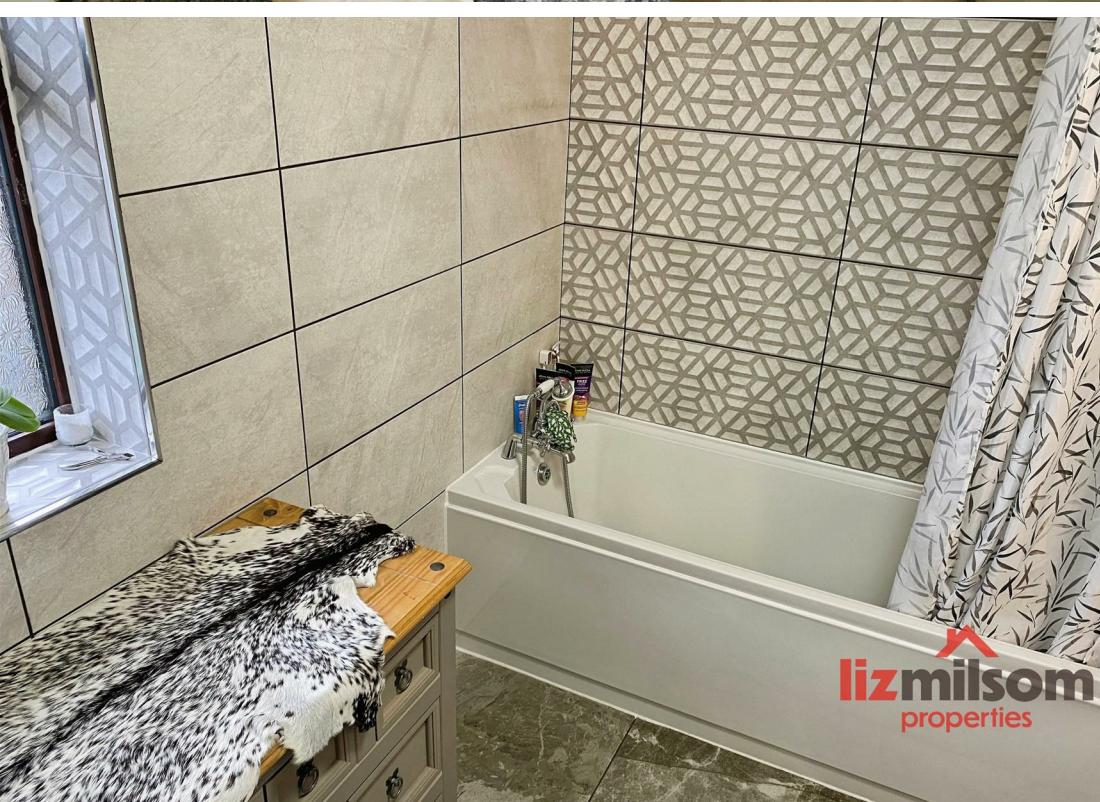




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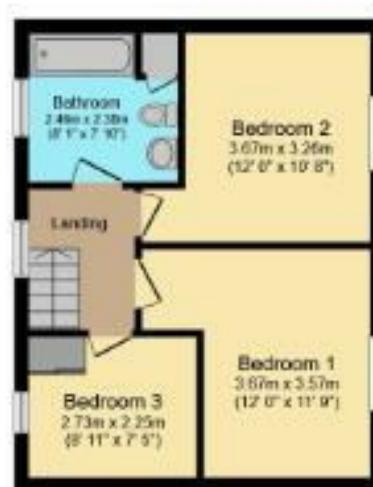
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Ground Floor



First Floor

Directions

For SAT NAV purposes use DE11 7LD

Seabrook House, Dinmore Grange, Hartshorne,
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B	82	
(70-80)	C	71	
(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	



COUNCIL TAX

Band: A

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.



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