



**53 Frank Bodicote Way**  
**Swadlincote, Derbyshire DE11 8JX**  
**£329,950**

**lizmilsom**  
properties



## 53 Frank Bodicote Way, Swadlincote, Derbyshire DE11 8JX

\*\*\*\*\* LIZ MILSOM PROPERTIES \*\*\*\*\* are delighted to present Frank Bodicote Way. A well-presented four double bedroom detached family home located in a popular area of Swadlincote. Set back from the road with a double-width driveway, additional parking and an integral garage, this spacious property offers modern and versatile accommodation throughout. Highlights include a generous lounge, dining room, modern fitted kitchen with utility, en suite to the main bedroom, three further double bedrooms, and a private, non-overlooked rear garden. Ready to move into and ideal for family living.

- Four double bedroom detached family home set in popular location of Swadlincote
- Modern fitted kitchen with utility room
- Ground floor guest cloaks
- Modern family bathroom & En suite
- Double width driveway & internal garage
- Spacious lounge with bay window
- Separate dining room with patio doors
- Four double bedrooms
- Private non overlooked rear garden
- EPC: C / TAX BAND: D



**Location**

53 Frank Bodicote Way is ideally positioned within the popular town of Swadlincote, offering the perfect balance of convenience and outdoor living. The property is within comfortable walking distance of Swadlincote Town Centre, providing easy access to a wide range of shops, cafes, supermarkets, leisure facilities and everyday amenities. Families will appreciate the excellent selection of well-regarded local schools, all reachable on foot, making this an ideal location for those with children of all ages. For those who enjoy the outdoors, the home is also just a short stroll from attractive woodland walks and green open spaces, perfect for dog walking, jogging or relaxed weekend walks, while still remaining close to the town's amenities. With strong transport links nearby and a friendly community, this location offers a superb setting for your next family home.

**Overview**

Situated in a popular and well-regarded area of Swadlincote, this beautifully presented four double bedroom detached family home offers spacious and versatile accommodation, ideal for modern family living.

Set back from the road, the property is approached via a tarmacadam driveway providing double-width off-road parking, with the added benefit of a separate gravelled area suitable for further parking. The driveway leads to the integral garage, which is fitted with an electric roller door, light and power supply, and houses the gas combination boiler.

Upon entering the property, you are welcomed into a bright and inviting entrance hallway featuring attractive tiled flooring. Doors lead to the spacious lounge and ground floor guest cloakroom, while carpeted stairs rise to the first-floor accommodation. The guest cloakroom is fitted with a low-level WC, closed-coupled sink, tiled flooring and a frosted window to the front elevation.

The spacious lounge, located to the front of the property, is a fantastic family living space benefitting from ample natural light via a walk-in bay window. An electric fire with surround adds charm and character, with plenty of space for freestanding furniture. An archway leads seamlessly through to the dining room.

The dining room enjoys pleasant views over the rear garden through patio doors, flooding the room with natural light. With wood-effect flooring and a radiator, this room is ideal for family meals and entertaining, and provides access to the modern fitted kitchen.

The modern fitted kitchen is arranged in an L-shape and features a range of contemporary white wall and base units with complementary worktops, tiled splashbacks and vinyl flooring. Integrated features include a composite drainer sink positioned beneath a window overlooking the rear garden, with space for additional appliances and a useful storage cupboard benefitting from light & power. Patio doors provide direct access to the rear garden.

Leading from the kitchen is a useful utility room, offering further wall and base units, a stainless steel sink and space and plumbing for additional appliances. An internal door provides access to the garage.

To the first floor, the property boasts four generous double bedrooms and a family bathroom. Bedroom One, located to the rear, is a spacious double with carpeted flooring, rear-facing window, ample space for freestanding furniture and the added benefit of a modern en-suite shower room. The en-suite comprises a low-level WC, closed-coupled sink, double mains waterfall shower, vinyl flooring and a frosted window to the side elevation. Bedroom Two is positioned to the front and is another generous double with carpeted

flooring, a front-facing window and ample space for furniture. Bedroom Three, , is a large double bedroom located to the rear with window overlooking the front elevation and carpeted flooring. Bedroom Four completes the accommodation and is a further double bedroom overlooking the front aspect benefiting from carpeted flooring.

The family bathroom features a modern three-piece suite comprising a L-shaped panelled bath, low-level WC and closed-coupled sink. Additional benefits include vinyl flooring, part-tiled walls, spotlights and a frosted window to the front elevation.

Externally, the rear garden is private and not overlooked, offering a wonderful outdoor space for both relaxation and entertaining. It features a patio seating area, lawned garden, pond, Garden shed with light and power, steps lead up to an additional raised lawn area, fenced boundaries for privacy and a side gate providing access back to the front of the property.

Overall, this is a well-presented, ready-to-move-into family home offering generous living space, excellent parking and a sought-after location—an opportunity not to be missed.

**The well presented accommodation:**

**Reception Hall**

**Guest Cloaks/WC**

5'3 x 2'9 (1.60m x 0.84m)

**Spacious Lounge**

16'10 x 12'5 maximum (5.13m x 3.78m maximum)

**Open plan to Dining Room**

11'4 x 8'0 (3.45m x 2.44m)

**'L' shaped Breakfast Kitchen**

16'2 x 11'2 reducing to 5'7 (4.93m x 3.40m reducing to 1.70m )

**Separate Utility Room**

7'0 x 5'3 (2.13m x 1.60m)

**First Floor & Landing**

**Master Bedroom**

12'0 x 10'8 (3.66m x 3.25m )

**EnSuite Shower Room**

6'5 incl shower x 4'5 (1.96m incl shower x 1.35m )

**Bedroom Two**

15'9 x 8'9 (4.80m x 2.67m )

**Bedroom Three**

13'6 x 8'6 (4.11m x 2.59m)

**Bedroom Four**

11'3 x 9'0 (3.43m x 2.74m)

**Family Bathroom**

7'7 x 6'0 (2.31m x 1.83m)

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**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.

**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.

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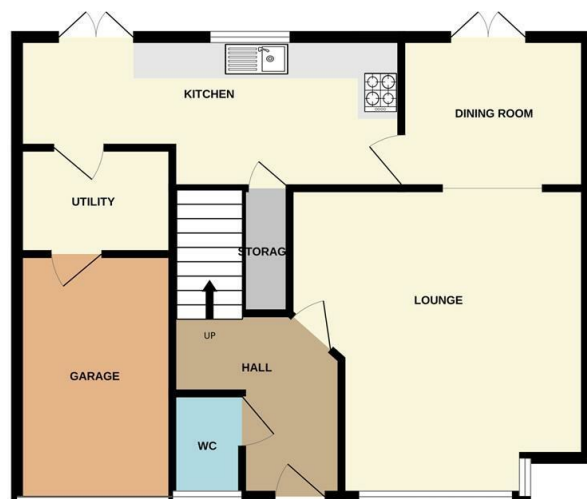




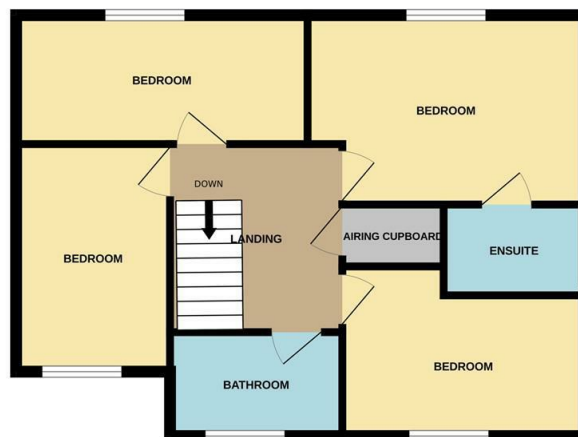




GROUND FLOOR



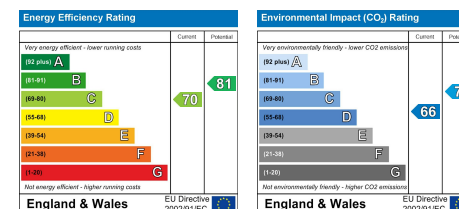
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## Directions

The property is best approached by travelling along Civic Way, Swadlincote, upon reaching the roundabout, proceed straight ahead into Derby Road. At the traffic lights take the left hand lane and turn right into Frank Bodicote Way. Continue for some distance passing open woodland to either side of the road, upon reaching a roundabout take the first exit into Frank Bodicate Way, proceed for a short distance, where the subject property is situated on the right hand side, clearly denoted by our distinctive red 'For Sale' board.



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## 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

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## 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.

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