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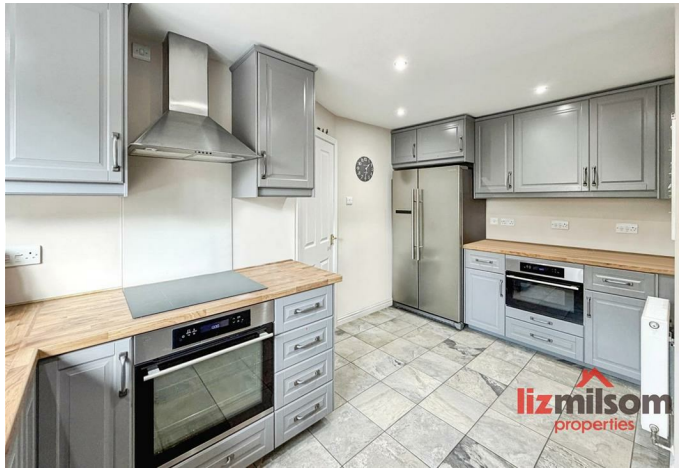
**11 Woodward Way
Swadlincote, DE11 8EP
£315,000**

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11 Woodward Way, Swadlincote, DE11 8EP

***** LIZ MILSOM PROPERTIES***** are delighted to bring 11 Woodward Way to the market. A spacious four double bedroom detached family home situated in the popular setting of Swadlincote. Offering generous and versatile accommodation throughout, the property benefits from a large driveway, garage, two reception rooms, fitted kitchen with utility area, ground floor WC, en-suite to the master bedroom and a private non-overlooked rear garden. Ideal for families, this well-presented home provides excellent living space both inside and out, with woodland views to the rear and easy access to local amenities, schools and transport links. EPC: C/ TAX BAND: D Call the office today to arrange your viewing !

- Spacious four-bedroom detached family home in popular and convenient Swadlincote location
- Generous lounge with feature fireplace and bay window
- Useful utility area with additional storage and appliance space & Ground floor Wc
- Four well-proportioned double bedrooms
- Private, low-maintenance rear garden
- Large driveway providing ample off-road parking & garage with up-and-over door, lighting and power
- Modern fitted kitchen & dining room
- Versatile extended room ideal as a home office, playroom, gym or additional living space
- Modern family Bathroom & En Suite
- EPC: C / TAX BAND: D



Location

Located within a popular setting in Swadlincote, this property is ideally positioned for convenient everyday living. A range of local amenities, including supermarkets, shops, cafés, schools and healthcare facilities, are all within easy reach, while Swadlincote town centre offers a wider selection of retail and leisure opportunities. Families will appreciate the choice of well-regarded primary and secondary schools nearby, together with parks and recreational facilities. Excellent transport links via the A444, A511 and nearby A42 provide straightforward access to Burton upon Trent, Ashby-de-la-Zouch, Derby, Leicester and the wider motorway network, making this an excellent location for commuters.

Overview

A spacious and well-presented four-bedroom detached family home, ideally positioned within a popular and convenient setting in Swadlincote. Offering generous living accommodation, excellent outdoor space and the benefit of a detached garage, this impressive property is perfectly suited to modern family living.

To the front of the property is a large driveway, leading to the garage which benefits from an up-and-over door, lighting and power. There is also a gravel area which can also be utilised for parking providing ample off-road parking options. The front garden features fenced boundaries and established hedging, enhancing the property's attractive kerb appeal, while a side gate provides access to the rear garden.

Upon entering the property, you are welcomed into a spacious entrance hallway with doors leading to the main reception rooms, an internal door into the garage and carpeted stairs rising to the first-floor accommodation.

The spacious lounge is positioned to the front of the home and features a bay window which allows plenty of natural light to flood the room. Finished with carpeted flooring, a feature fireplace with mantle and surround creates an attractive focal point, while there is ample space for freestanding furniture.

The dining room is located to the rear of the property and benefits from tiled flooring, a window overlooking the garden a rear door opens out to the rear outdoor space. An archway leads through to the fitted kitchen, creating a practical and sociable entertaining area.

The kitchen comprises a range of matching wall and floor-mounted units with integrated appliances including ovens, hob, extractor, dishwasher, complemented by a farmhouse-style sink. Tiled flooring and a rear-facing window provide a bright and practical workspace. A door leads into the useful utility area, which offers further wall and floor-mounted units, space and plumbing for appliances, a drainer sink, tiled splashbacks and tiled flooring.

A convenient ground-floor WC is accessed from the utility area and features a low-level WC, pedestal wash hand basin with tiled splashbacks, opaque side window and tiled flooring.

A further door from the utility area leads into an additional versatile extended room, benefiting from tiled flooring, windows to the side aspects and a door providing access to the rear garden. This space offers excellent flexibility and could be utilised as a home office or to suit individual families needs.

To the first floor, a spacious landing with side aspect window provides access to all four bedrooms, the family bathroom and a useful storage cupboard.

Bedroom One is a generous double bedroom positioned to the front of the property, featuring a window overlooking the front aspect, carpeted flooring, fitted wardrobes and the added benefit of a modern en-suite shower room. The en-suite comprises a shower cubicle, low-level WC and wash hand basin, with tiled flooring, part-tiled walls and an opaque side window.

Bedroom Two is another excellent-sized double bedroom located to the front of the property with a window overlooking the front elevation allowing plenty of natural light, complete with carpeted flooring and fitted wardrobes

Bedroom Three is a further spacious double bedroom situated to the rear of the property and is currently utilised as an office space. It benefits from a rear-facing window, carpeted flooring and ample room for furniture.

Bedroom Four is another generous double bedroom positioned to the rear of the property, enjoying views over the rear garden and woodland beyond, benefiting from ample space for freestanding furniture.

The family bathroom completes the accommodation and features a modern white three-piece suite comprising a panelled bath with shower over and shower screen, low-level WC and pedestal wash hand basin. The room benefits from tiled flooring, part-tiled walls, useful storage cupboard and an opaque rear-facing window.

Externally, the rear garden is a fantastic size and designed for low-maintenance living. A patio area provides the perfect space for outdoor seating and entertaining during the warmer months, while a gravelled area, fenced boundaries and established shrubs create a private and peaceful setting. The garden is also non-overlooked, offering a wonderful degree of privacy.

Overall, 11 Woodward Way is an ideal family home, offering spacious and versatile accommodation, excellent parking, a detached garage and attractive outdoor spaces, all situated within a sought-after and convenient Swadlincote location.

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.

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9.00 am – 2.00 pm Saturday
Closed - Sunday

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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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AML for Purchasers

ANTI MONEY LAUNDERING REGULATIONS - : In accordance with current Anti-Money Laundering (AML) Regulations, once an offer has been accepted, all prospective purchasers will be required to provide proof of identity and address before solicitors can be instructed. This will typically include a valid passport or photocard driving licence together with a recent utility bill or bank statement. *Purchasers will also be required to complete an electronic AML verification. This process must be completed before the transaction can proceed.

*The Office will provide the relevant information/costings for the purposes of AML upon acceptance of any offer.

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

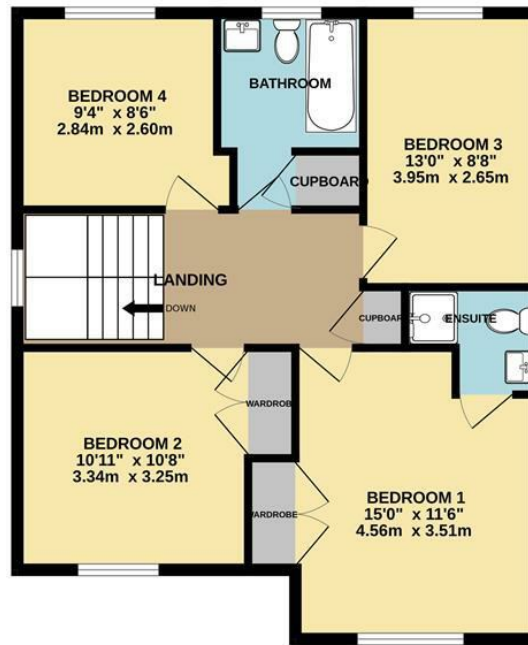
The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing.



GROUND FLOOR



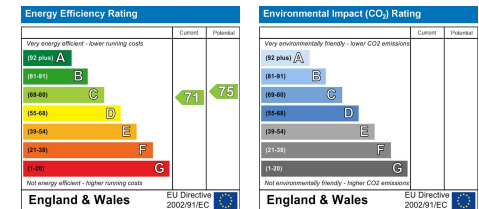
1ST FLOOR



Directions

For sat nav purposes use the postcode DE11 8EP

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: 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.

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