



**24 Rosecroft Gardens
Swadlincote, DE11 9AG
£205,000**

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**** LIZ MILSOM PROPERTIES **** are excited to bring to the market this Extended 3-Bedroom SEMI-DETACHED Home, ideally positioned in the highly sought-after location of Rosecroft Gardens. Offering spacious and versatile living accommodation throughout, ample OFF ROAD PARKING and a private rear garden, this well-presented home is perfect for families, first-time buyers, or those looking to upsize. EPC Rating "D"/Council Tax Band "A".....Early viewing is highly recommended to fully appreciate all that this fantastic property has to offer - CALL TODAY

- Extended SEMI-DETACHED HOME
- Reception Hallway
- Breakfast Kitchen
- Family Bathroom
- OFF ROAD PARKING
- Sought After Area
- Modern Lounge/Diner
- Three Good Sized Bedrooms
- Enclosed Rear Garden
- Hurry To View.....



Location

Swadlincote is well placed for the commuter with excellent road links leading to Burton upon Trent, Ashby de la Zouch and Derby with the major A-roads of the A444, A511 and A38. The M42 is also easily accessible which in turn leads to the major cities. Swadlincote town itself, which is within easy walking distance, has a good range of facilities including the Greenbank Leisure Centre, eateries, Cinema, a variety of supermarkets and shopping facilities and schools are also within walking distance. Doctors Surgery and Health Centre (located just down the road) and the bus station is central close to the Library.

Ground Floor - Overview

To the front elevation, the property benefits from extended parking, offering ample off-road space for multiple vehicles. Access to the ground floor is provided via two separate entrance doors—one opening directly into the Breakfast Kitchen, and the other leading into the Reception Hallway.

The Reception Hallway provides a warm welcome, with stairs rising to the first-floor landing and a door opening into the beautifully presented Lounge/Diner. This spacious, dual-aspect living area enjoys natural light from a front-facing window and rear patio doors, which open out onto the rear garden—perfect for indoor-outdoor entertaining.

The Lounge/Diner is finished with stylish grey wood-effect flooring, two centre light points, two radiators, and wall-mounted TV points, creating a comfortable and versatile living space.

From the Lounge/Diner, a further door leads through to the modern Breakfast Kitchen, which is fitted with a comprehensive range of cream high gloss wall and base units with contrasting stainless steel handles and ample work surface areas. Integrated appliances include an electric oven and grill, gas hob with extractor hood, and there is space and plumbing for free-standing appliances. Additional features include mood lighting inset into the kickboards, a wine rack, and a rear access door to the garden.

This thoughtfully designed ground floor layout combines functionality with contemporary style, making it ideal for family living and entertaining.

First Floor - Overview

Rising from the Reception Hallway, stairs lead up to a central Landing Area, from which all first-floor rooms are accessed.

The Principal Bedroom, positioned to the front elevation, is a generously sized double room featuring carpeted flooring, inset wall shelving, a wall-mounted TV point, radiator, and central light point—providing a comfortable and well-appointed space to relax.

Bedroom Two is also located to the front elevation and offers another spacious double room. This room benefits from carpet flooring, a radiator, and centre ceiling light, making it ideal as a guest room or additional family accommodation.

Bedroom Three is a large single bedroom overlooking the rear elevation, currently utilised by the vendors as a Dressing Room. With

carpeted flooring, radiator, and central light point, this versatile room could also serve as a nursery, study, or home office.

Completing the first-floor layout is the Family Bathroom, fitted with a modern white three-piece suite comprising a panelled bath with mains shower over, low-level WC, and wash hand basin. The space is stylishly finished, providing a clean and contemporary feel.

Throughout the property the neutral tones, create a bright, move-in ready atmosphere with spacious and adaptable accommodation.

Reception Hallway

Lounge/Dining Room

20'4" x 10'7" (6.20m x 3.23m)

Kitchen

11'1" x 9'8" (3.40m x 2.95m)

Bedroom One

10'11" x 8'11" (3.33m x 2.72m)

Bedroom Two

11'3" x 7'6" (3.43m x 2.29m)

Bedroom Three

9'3" x 6'0" (2.82m x 1.83m)

Family Bathroom

5'8" x 5'4" (1.73m x 1.63m)

Outside - Overview

To the front of the property, there is ample off-road parking, providing convenient and easy access to the home—ideal for families or those with multiple vehicles.

The rear garden offers a private and well-maintained outdoor space, with no direct overlooking, making it perfect for both relaxing and entertaining. Enclosed by panelled fencing, the garden features a generous patio area, a lawned section, and a secondary seating area—perfectly positioned to enjoy the late summer sun.

A garden shed is also included in the sale, offering practical outdoor storage.

This outdoor space is thoughtfully laid out and ideal for families, gardeners, or those who enjoy hosting outdoors.

Viewing Strictly Through Liz Milsom Properties

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9.00 am - 5.00 pm Friday
9.00 am – 4.00 pm Saturday
Closed - Sunday

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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.

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.

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

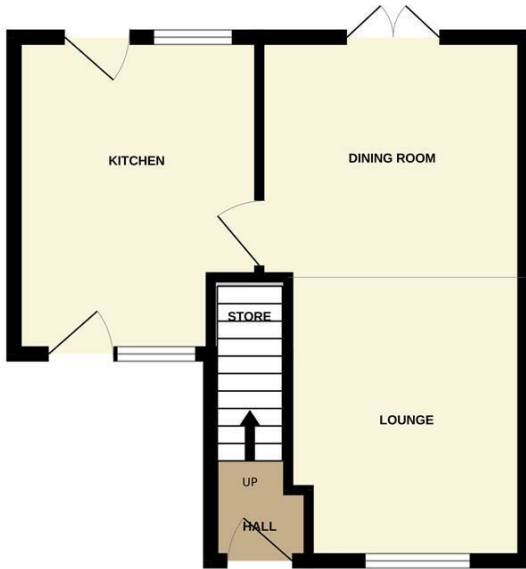
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Directions

For SatNav Purposes follow DE11 9AG

GROUND FLOOR
337 sq.ft. (31.3 sq.m.) approx.

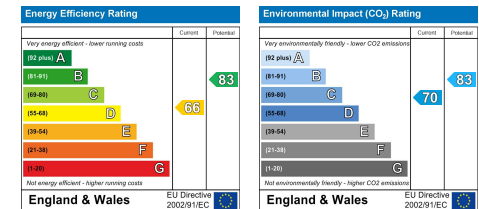


1ST FLOOR
329 sq.ft. (30.6 sq.m.) approx.



TOTAL FLOOR AREA: 666 sq.ft. (61.9 sq.m.) approx.

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: 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

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THE NATIONAL ASSOCIATION OF ESTATE AGENTS (NAEA)/THE PROPERTY OMBUDSMAN SCHEME

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