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**4 Thorn Street Mews
Swadlincote, DE11 7DS
Offers around £145,000**

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**** LIZ MILSOM PROPERTIES **** are pleased to offer this well-presented two-bedroom end-terraced home, ideally located in the heart of Woodville, close to schools, shops, and transport links. With ample OFF ROAD PARKING and an enclosed rear garden, the property is ideal for first-time buyers or investors.

The accommodation briefly comprises a spacious Lounge, Breakfast Kitchen, two Bedrooms, and a Family Bathroom. Early viewing is highly recommended - EPC Rating "E"/Council Tax Band " - CALL TO VIEW.....

- Two-Bedroom End Town House
- Spacious Lounge
- Large principal Bedroom
- Enclosed Rear Garden
- Close to Schools & Amenities
- Ideal FTB or Investments Property
- Fitted Breakfast Kitchen
- Modern Family Bathroom
- OFF ROAD PARKING
- HURRY TO VIEW



Location

The property occupies a pleasant position set well back from the road, just off the main A511. Woodville is a popular village in South Derbyshire approximately 1.5 miles east of Swadlincote and approximately 4 miles west of Ashby de la Zouch, a popular market town offering a range of local amenities and facilities together with transport links and via the A42 dual carriageway to East Midlands conurbations and beyond. Woodville offers a range of village amenities within one mile of the property, including local mini-supermarket, schools, Post Office. The village is also located on the fringe of the National Forest with associated countryside walks and easy access to Conkers National Forest centre at Moira close by. Road links via the A42 also lead to Nottingham East Midlands Airport and Birmingham Airport together with main line Intercity rail links at Tamworth and East Midlands Parkway.

Ground Floor - Overview

The accommodation begins with a welcoming lounge, featuring a UPVC double glazed window and entrance door to the front elevation, allowing for plenty of natural light. The room also benefits from wood-effect laminate flooring, a central heating radiator, media points, an electrical consumer unit, and a staircase rising to the first floor. A door leads through to the breakfast kitchen, which is fitted with a range of base and wall mounted units complemented by wood-effect laminate work surfaces, a stainless steel sink with chrome mixer tap, an electric oven with four-ring gas hob, space for a washing machine and fridge/freezer, tiled splashbacks, wood-effect laminate flooring, a central heating radiator, the gas-fired central heating boiler, a UPVC double glazed window to the rear, and a frosted UPVC double glazed door providing access to the rear garden.

First Floor - Overview

The first-floor landing provides access to the loft space and leads to two bedrooms and the family bathroom. The principal bedroom is a generous double, enjoying a UPVC double glazed window to the front elevation, fitted carpet, and a central heating radiator. Bedroom two is a well-proportioned single room overlooking the rear garden, benefiting from a built-in over stairs storage cupboard, fitted carpet, and a central heating radiator. Completing the accommodation is the family bathroom, fitted with a white three-piece suite comprising a low-level WC, pedestal wash hand basin, and panelled bath with mixer tap and electric shower over. The room also features full-height tiling around the bath area, half-height tiling behind the WC and wash basin, useful built-in storage beneath the bath, wood-effect vinyl flooring, a central heating radiator, and a frosted UPVC double glazed window to the rear elevation.

Spacious Lounge

15'8" x 11'9" (4.8m x 3.59m)

Breakfast Kitchen

11'9" x 9'1" (3.59m x 2.77m)

Stairs Lead to the First Floor & Landing

Principal Bedroom

11'9" x 10'5" (3.59m x 3.2m)

Bedroom Two

9'3" x 5'10" (2.83m x 1.8m)

Family Bathroom

6'3" x 5'6" (1.93m x 1.69m)

Outside - Overview

To the front, the property enjoys a generous frontage with a full-length driveway providing ample off-road parking for up to three vehicles. The enclosed rear garden offers a great outdoor space for both relaxing and entertaining, featuring a paved patio ideal for outdoor dining, a good-sized lawn, an attractive feature carp pond, and space for a garden shed. Well-maintained and private, the garden provides a pleasant setting for families, gardeners, or those who simply enjoy spending time outdoors.

Viewing Strictly Through Liz Milsom Properties

To view this lovely property please contact our dedicated Sales Team at LIZ MILSOM PROPERTIES.

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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

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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.

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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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.

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.

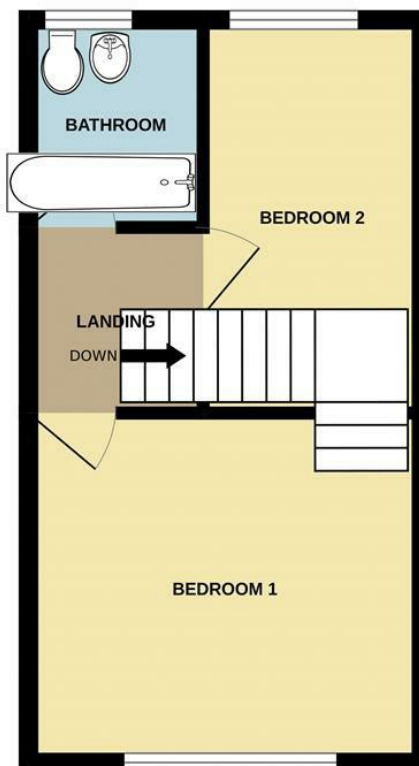
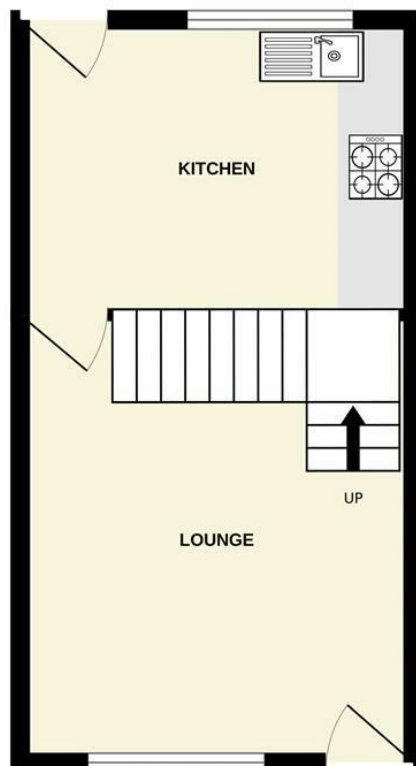


GROUND FLOOR
264 sq.ft. (24.5 sq.m.) approx.

1ST FLOOR
264 sq.ft. (24.5 sq.m.) approx.

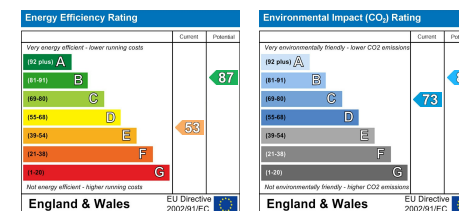
Directions

For SatNav purposes follow DE11 7DS



TOTAL FLOOR AREA : 527 sq.ft. (49.0 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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Seabrook House, Dinmore Grange, Hartshorne,
Swadlincote, Derbyshire DE11 7NJ

Directors: E M Milsom G T Milsom



📞 01283 219336

📞 07974 113853

✉ liz.milsom@lizmilsomproperties.co.uk

🌐 lizmilsomproperties.co.uk

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

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