



**17 Oldfield Drive
Swadlincote, DE11 0BE
Offers over £299,950**



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**** NEW PRICE ALERT *** EXTENDED detached Bungalow with NO UPWARD CHAIN, in a quiet select cul-de-sac, with 3 Reception Rooms, 2 bedrooms and modern Shower Room, complete with GARAGE, ample off road parking and CAR PORT? benefiting from gas central heating and double glazing, the property is well worth a viewing - Contact LIZ MILSOM PROPERTIES our friendly team to view NOW. Pleasant gardens EPC rating D, Council Tax C.

- Offered with No Upward Chain!
- Select quiet cul-de-sac location
- Well equipped Shower Room
- First floor bedrooms
- Gardens , Garage and carport
- Detached dormer Bungalow
- 3 Receptions including Conservatory
- Well fitted Breakfast Kitchen
- Ground floor double bedroom
- Early viewing highly recommended



Location

Situated in one of Swadlincote's most respected residential areas, Oldfield Drive is a quiet cul-de-sac, located just off Newhall Road, Swadlincote. The majority of the properties on this road are Bungalows and there is also a bus stop close by. Being a short walk from the local Eureka Park and a wide range of amenities in the town centre. Close to the National Forest leisure facilities the property is also well placed for access to the larger shopping centres of Burton-on-Trent, Ashby-de-la-Zouch and Tamworth by bus or by car. Being ideal for the commuter with excellent road links to the towns of Burton on Trent, Tamworth, Derby and Lichfield. With the M42 being only 30 minutes drive this in turn leads to the cities of Birmingham and Nottingham and the M1 conurbations.

Overview

Nestled in a desirable residential area, in a small quiet cul-de-sac, this charming two bedroom detached dormer bungalow offers spacious and versatile living, ideal for families or those seeking ground-floor accommodation with additional upstairs space.

Upon entering, you are welcomed by a generously sized hallway which provides access to the principal ground-floor rooms. The lounge/diner is located to the rear of the property, being a bright and airy space, perfect for relaxing or entertaining, with ample room for both seating and dining areas with patio doors leading to the rear garden. The Breakfast kitchen is well-appointed, featuring a range of fitted wall and floor mounted units that provide excellent storage and ample workspace. Located just off the kitchen is a Splendid Conservatory/garden room, which benefits from doors leading to the front and rear. This room provides an additional living area with direct access to the garden, seamlessly blending indoor and outdoor living. The ground floor also benefits from a further Reception room which could be re-modelled to a bedroom if required with feature bay window. A spacious double bedroom overlooks the front elevation. Completing the ground floor accommodation is the well equipped modern Shower Room comprising a wide shower cubicle, wash hand basin, and WC.

Upstairs, there is a further bedroom providing excellent accommodation for family members or guests. With plenty of storage space within the eaves.

The Well Presented Accommodation

Reception Hall

Splendid Conservatory

11'3" x 10'4" (3.44m x 3.16m)

Spacious bay window main Lounge

12'11" x 13'11" maximum 11'10" reduced (3.95m x 4.26 maximum 3.63 reduced)

Extended Breakfast Kitchen

12'3" x 9'10" (3.74m x 3.02m)

Ground floor shower room

6'8" x 5'10" (2.05m x 1.78m)

Lounge / Diner

20'4" x 9'9" (6.22m x 2.98m)

Bedroom One

10'0" x 11'8" (3.05m x 3.56m)

First floor and landing

Bedroom Two

10'8" x 11'4" (3.27m x 3.47m)

Outside

Externally, the property boasts a private driveway and a well-maintained lawned frontage with flower borders and boundary wall. The property boast gardens to the front side and rear garden, which is laid to lawn with flower borders, areas of decorative stone and patio area offering a fantastic outdoor space for relaxation or entertaining. The rear of the property overlooks Springfield School. There is also a Greenhouse, perfect for the gardener.

Single detached garage & Carport

16'0 x 8'0 approx (4.88m x 2.44m approx)

To the front of the garage there is a useful carport with gates.

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.

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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Measurements

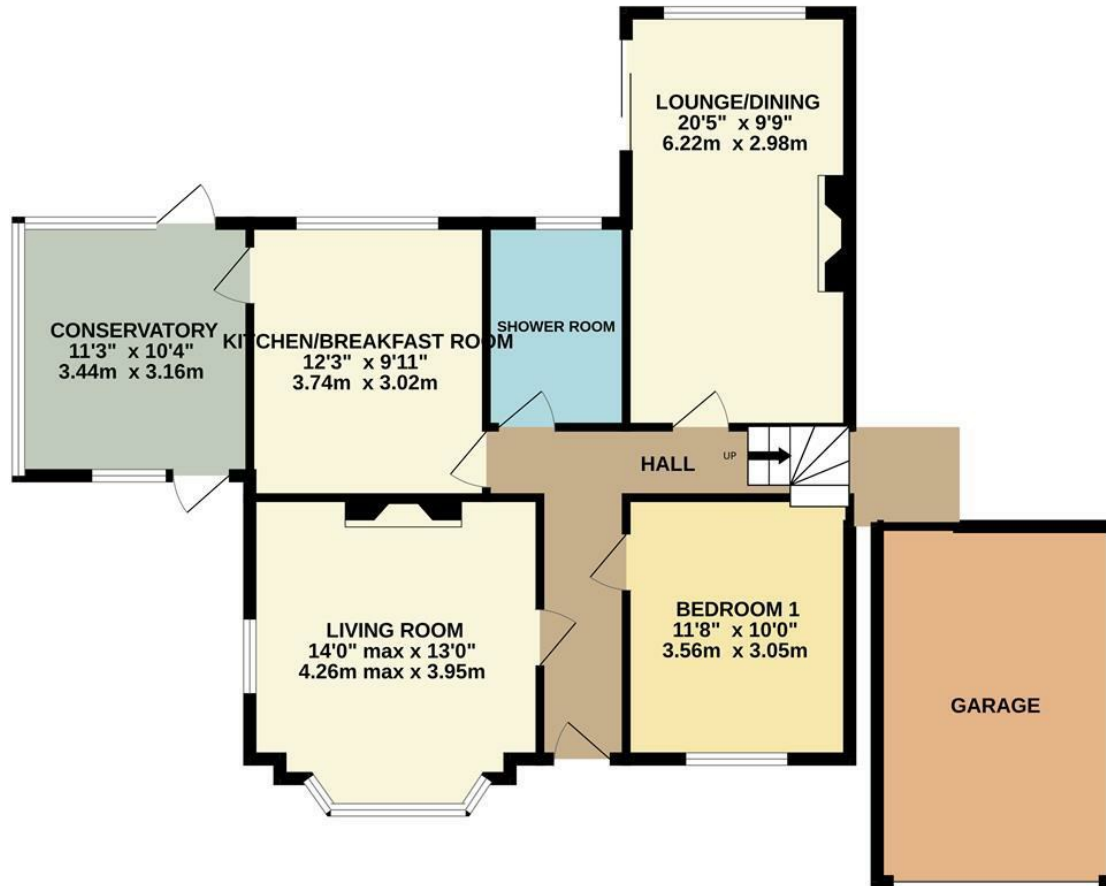
Please note that room sizes are quoted in metres to the nearest tenth of a metre measured from wall to wall. The imperial equivalent is included as an approximate guide for applicants not fully conversant with the metric system. Room measurements are included as a guide to room sizes and are not intended to be used when ordering carpets or flooring.

Disclaimer

LMM/LMH/01.04.2026/1 DRAFT

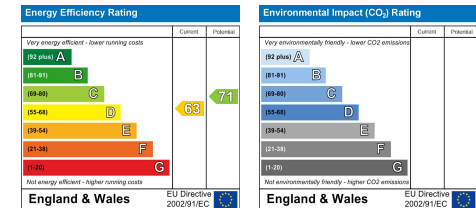


GROUND FLOOR



Directions

The property is best approached by travelling along the A511 towards Burton on Trent along the Burton Road Midway, turning left at the traffic lights into Midway Road, proceed for a short distance. Upon reaching the small mini roundabout take the 2nd exit into Newhall Road, which runs to the side of Eureka Park. Oldfield Drive is a small select cul-de-sac on the left hand side, the subject property is clearly denoted by our red distinctive 'For sale' board For SAT NAV purposes use: DE11 OBE



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COUNCIL TAX

Band: C

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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