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**9 Oldfield Drive
Swadlincote, DE11 0BE
£299,950**

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***** LIZ MILSOM PROPERTIES ***** are delighted to bring to the market 9 Oldfield Drive. Beautifully presented and offered for sale with no upward chain, this spacious two-bedroom detached bungalow occupies a generous plot within a quiet and highly sought-after cul-de-sac, just a short walk from Swadlincote Town Centre. Featuring a spacious lounge with bay window, modern dining kitchen with French doors to the garden, two double bedrooms, a versatile Shower room, ample off-road parking, detached garage and an impressive private rear garden, this superb home offers an excellent opportunity for those seeking quality single-storey living in a desirable location. EPC: E / TAX BAND: C. CALL THE OFFICE TO ARRANGE YOUR VIEWING !

- Beautifully presented detached bungalow in a quiet and popular Cul-de-Sac location
- Modern dining kitchen
- Adapted shower room
- ample off road parking & detached garage
- Offered with no upward chain
- Spacious lounge with feature fireplace & bay window
- Two generous double bedrooms
- Large private rear garden
- Withing walking distance to Swadlincote Town Centre & everyday amenities
- EPC: E / TAX BAND: C



Location

Situated in a quiet cul-de-sac on in a popular setting in Swadlincote, this property enjoys a convenient position within easy reach of Swadlincote town centre and its excellent range of shops, supermarkets, cafés and everyday amenities. The area is particularly well suited to families, with several well-regarded primary and secondary schools nearby, including Springfield Junior School and The Pingle Academy. Excellent transport links provide straightforward access to Burton upon Trent, Ashby-de-la-Zouch and Derby, while nearby road networks make commuting across the region convenient. The property also benefits from close proximity to local parks, leisure facilities and countryside walks, offering an excellent balance of convenience and lifestyle appeal.

Overview

Offered for sale with no upward chain, this beautifully presented two-bedroom detached bungalow occupies a generous plot within a popular and quiet cul-de-sac location, conveniently positioned within walking distance of Swadlincote Town Centre.

Set behind an attractive walled frontage, the property benefits from a substantial block paved driveway providing ample off-road parking for several vehicles, with the driveway continuing along the side of the property to the detached garage.

Upon entering, you are welcomed by a central entrance hallway with doors leading to all accommodation. Positioned to the front of the property, the spacious lounge enjoys a large bay window allowing an abundance of natural light to flood the room, whilst a feature fireplace creates an attractive focal point and a radiator provides warmth and comfort.

The dining kitchen is situated to the rear and is fitted with a range of modern matching wall and base units complemented by coordinating work surfaces. Integrated appliances include an oven, hob and extractor, whilst a drainer sink overlooks the side aspect. There is also space and plumbing for additional appliances. The kitchen further benefits from tiled flooring, part tiled walls, a side access door leading to the driveway and French patio doors opening directly onto the rear garden, creating an ideal space for both everyday living and entertaining.

Bedroom One is a particularly generous double bedroom located to the front elevation, featuring a beautiful walk-in bay window which fills the room with natural light. The room offers ample space for freestanding furniture and benefits from a radiator. Bedroom Two is another

well-proportioned double bedroom positioned to the rear of the property, enjoying pleasant views over the garden and offering further space for freestanding furnishings together with a radiator.

The Shower room has been thoughtfully adapted to provide a wet room style arrangement and currently comprises an adapted shower area, concealed cistern WC and concealed wash hand basin with useful built-in storage. The room is complemented by part tiled walls and an opaque rear-facing window.

The rear garden is a true highlight of the home, being ideal for keen gardeners, offering a wonderful outdoor space with a large patio seating area, well-maintained lawn, , attractive borders and fenced boundaries providing a good degree of privacy. The detached garage can be accessed directly from the garden, whilst a side gate leads back to the driveway.

Overall, this superb bungalow presents an excellent opportunity for purchasers seeking spacious and well-presented single-storey accommodation on a generous plot, in a highly desirable cul-de-sac location in Swadlincote, offered to the market with the added advantage of no upward chain.

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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9.00 am – 2.00 pm Saturday
Closed - Sunday

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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

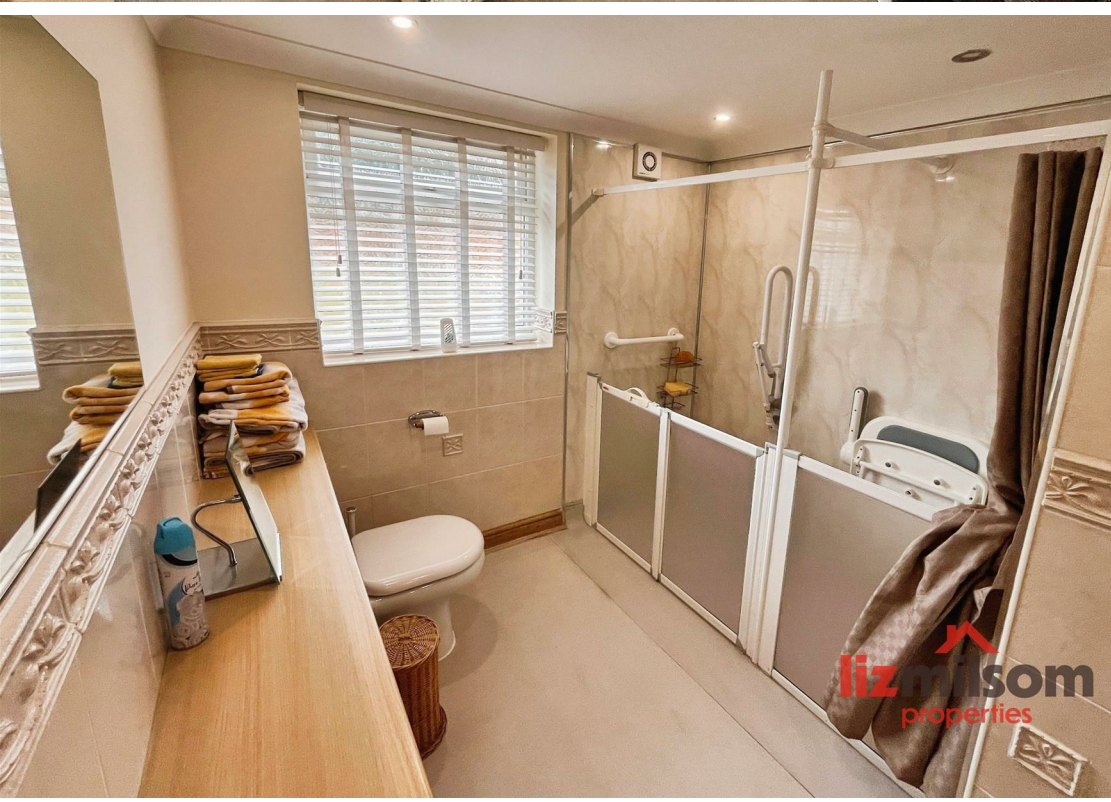
As part of our dedicated service to our Sellers, we ensure that all potential buyers are in a position to proceed with any offer they make and therefore ask any potential purchaser to speak with our Mortgage Advisor to discuss and establish how they intend to fund their mortgage for the purchase. We 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.

Property to Sell? Then why pay more?....

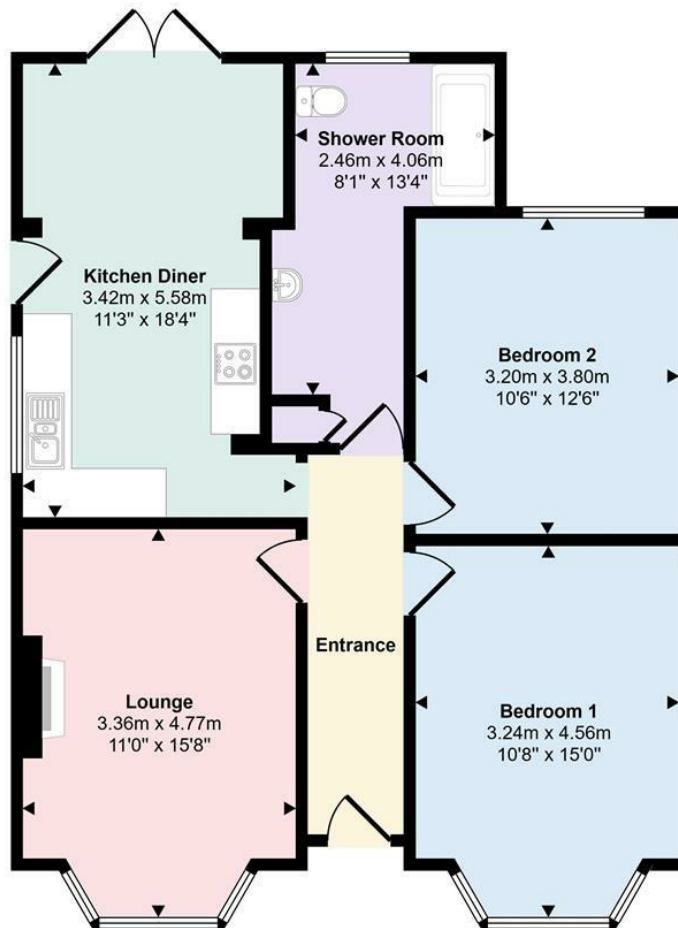
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Disclaimer

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.



Approx Gross Internal Area
77 sq m / 831 sq ft

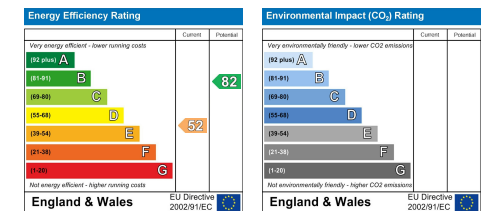


Floorplan

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

Directions

For sat nav purposes use the postcode DE11 0BE



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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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