



Rosecroft Gardens, Swadlincote

Offers Over **£209,950**



Council Tax Band: A

Tenure: Freehold

Property Type: Semi Detached House

Bedrooms: 3 | **Bathrooms:** 1 | **Receptions:** 1

**** LIZ MILSOM PROPERTIES - REDUCED TO Offers Over £209,950 - MOTIVATED SELLERS **** we 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
- Sought After Area
- Reception Hallway
- Modern Lounge/Diner
- Breakfast Kitchen
- Three Good Sized Bedrooms
- Family Bathroom
- Enclosed Rear Garden
- OFF ROAD PARKING
- Hurry To View.....



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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



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9.00 am – 6.00 pm Monday, Tuesday, Wednesday

9.00 am - 8.00 pm Thursday

9.00 am - 5.00 pm Friday

9.00 am – 4.00 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.

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.



Liz Milsom Properties

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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.