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**35 Bretby Road**  
**Newhall, Swadlincote, DE11 0LJ**  
**£292,500**

## 35 Bretby Road, Newhall, Swadlincote, DE11 0LJ

\*\*\* MOTIVATED SELLER - VIEWING HIGHLY RECOMMENDED \*\*\* TO CHECK OUT POTENTIAL of this attractive detached bungalow, occupying a private plot surrounded by established gardens. The property benefits from a side driveway providing off-road parking for several vehicles, along with a detached garage. Ideally located in the heart of Newhall, this well-presented home offers gas central heating and double glazing throughout. The accommodation includes a welcoming hallway, a generously sized lounge, a separate dining room, and a well-appointed dining kitchen. There are three generously proportioned bedrooms and a modern, fully fitted shower room. This fantastic bungalow offers both space and privacy and is an ideal purchase for families or those looking to downsize without compromise or for those looking to start a business Early viewing is highly recommended. Council Tax Band D - EPC rating D

- Detached 3 bedroomed Bungalow
- Ample Off Street Parking + Garage
- Two Reception Rooms, Refurbished Shower Room
- 2 double bedrooms & single/office
- Generous sized plot and landscaped gardens
- Located in the heart of the village
- Impressive sized Plot, plenty of potential to extend
- Fitted traditional Kitchen
- EPC rating D - Council Tax rating D
- Early viewing highly recommended



## Location

The village of Newhall is conveniently located close to the town of Burton-upon-Trent and Swadlincote and benefits from easy access to the A511 and A444, which in turn gives access to the motorway network, including M42, M6 and M1. The major conurbations of Birmingham and Leicester are approximately 19 and 27 miles respectively.

Newhall has a vast range of amenities including schools for all ages, convenience store, general stores, post office, village hall and community centre, alongside a doctors surgery, chemist and a large open parkland in the centre of the village.

## Overview

The property benefits from gas central heating and double glazing throughout.

Entering through the front entrance door, there is a welcoming hallway there is access to three generous ground floor bedrooms and the lounge, dining room and kitchen. To the rear of the property there is a generous kitchen with range of wall and floor oak style units, with space for free standing appliances, there is a rear covered area leading to a separate laundry room with plumbing for an automatic washer. While the spacious lounge has a fitted gas fire and is a perfect room for entertaining with family and friends. Located off the Reception Hall is access to the three bedrooms, both doubles are located to the front and rear and the third bedroom again enjoys a front aspect is currently used by the owner as a office, with built in cupboard. Completing the accommodation is the refurbished shower room with double width shower, and further two piece suite.

To the rear of the property there is a large garden with a patio that runs the full width of the property, a large block paved patio area lawn, flower borders, fencing and brick walled boundaries. There is plenty of off road parking for several vehicles with the side driveway leading to the detached garage.

The property lends itself also for potential business use subject to planning approval.

## The accommodation measurements:-

### Reception Hallway

7'0" x 8'5" (2.14m x 2.58m)

### Spacious Lounge

16'10" x 10'10" (5.15m x 3.32m)

### Separate Dining Room

8'9" x 9'8" (2.68m x 2.95m)

### Fitted Kitchen

10'9" x 10'10" (3.3m x 3.31m)

### Walk in Pantry

4'5" x 3'4" (1.36m x 1.02m)

### Inner Hallway

9'8" x 7'2" (2.95m x 2.20m)

### Double Bedroom One

11'0" x 10'11" (3.37m x 3.34m)

### Double Bedroom Two

11'4" x 10'11" (3.46m x 3.33m)

### Study/Single Bedroom Three

7'0" x 6'8" (2.15m x 2.04m)

### Modern Shower Room

7'1" x 6'11" (2.17m x 2.12m)

### Rear Covered Porch

7'6" x 3'0" (2.31m x 0.93m)

### Outside

### Detached Single Garage

### 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.

We provide an efficient and easy selling/buying process, with the use of latest computer and internet technology combined with unrivalled local knowledge and expertise. PUT YOUR TRUST IN US, we have a proven track record of success as the TOP SELLING AGENT locally – offering straight forward honest advice with COMPETITIVE FIXED FEES.

### Available:

9.00 am – 5.30pm 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

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.

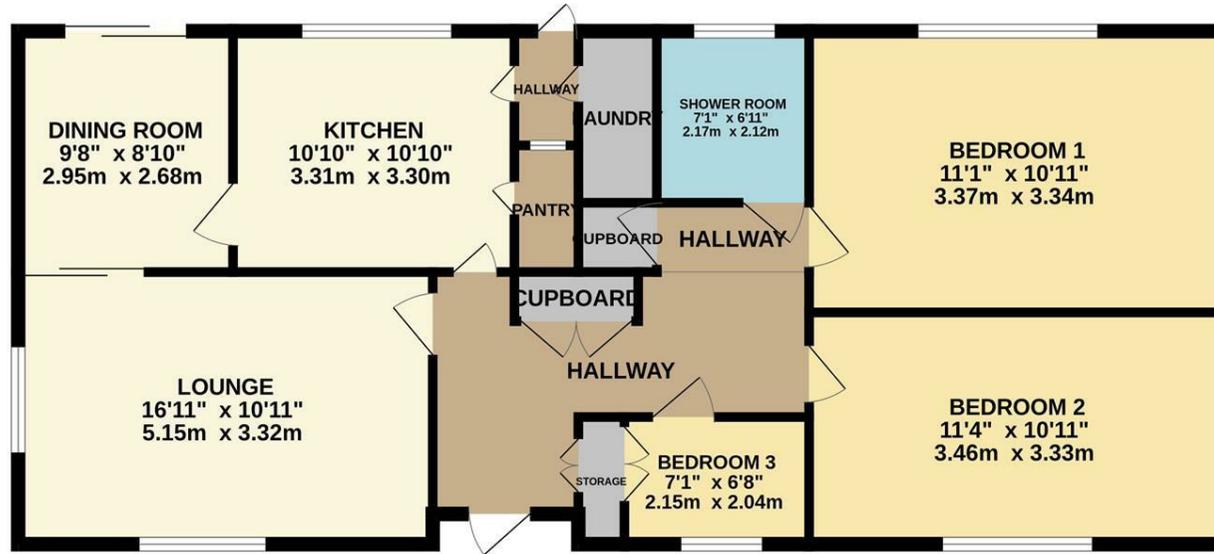
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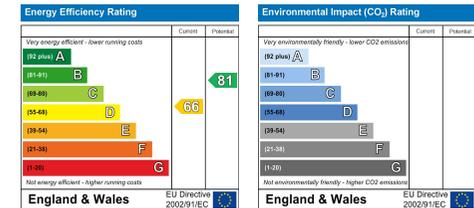
## GROUND FLOOR

## Directions

For SATNAV purposes, use the following postcode  
DE11 0LJ



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: D

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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