



10 Almond Grove
Swadlincote, Derbyshire DE11 0RD
£299,950

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**** LIZ MILSOM PROPERTIES **** are delighted to offer this well presented **FOUR-BEDROOM DETACHED** Family home, boasting spacious accommodation including three reception rooms, a breakfast kitchen, utility room, Family bathroom and en-suite to principal Bedroom. Outside offers an impressive rear garden, **AMPLE OFF ROAD PARKING & GARAGE** . Early viewing is highly recommended - EPC Rating "B"/Council Tax Band "D"

- IMPRESSIVE DETACHED FAMILY HOME
- Four Bedrooms
- Ensuite to Principal Bedroom
- Breakfast Kitchen & Utility
- Study & Separate Dining Room
- Spacious Lounge
- Private Rear Garden & Patio Area
- Ample OFF ROAD PARKING
- Integral Garage
- Corner Plot



Location

Newhall is well placed for the commuter with excellent road links leading to the towns of Burton on Trent, Ashby de la Zouch and excellent motorway networks. A bus stop is situated within close proximity of the property and local amenities are situated within High Street and Main Street, Newhall including shops, Convenience Store, hairdressers, Post office Doctors, chemist etc. Within easy walking distance are both infants, primary and secondary schooling all located on Sunnyside and Bretby Road, Newhall.

Ground Floor - Overview

Beautifully presented and designed with family living in mind, this family home benefits from UPVC double glazing and gas central heating throughout. An enclosed storm porch opens into a welcoming entrance hall with a guest cloakroom, useful understairs storage and staircase to the first floor.

Double glazed doors lead into the spacious lounge, where a bay window fills the room with natural light, complemented by an attractive coal-effect gas fire - being open plan to the dining room these rooms create an excellent space for entertaining, with patio doors leading seamlessly onto the rear garden and patio area.

The well-appointed kitchen offers a comprehensive range of fitted units, integrated gas hob, electric oven, dishwasher and fridge, flowing effortlessly into the breakfast area/Office/Snug with French doors to the rear garden—perfect for everyday family life. A separate utility room provides additional storage and laundry space, with internal access to the integral garage, which benefits from power, water supply and an electric garage door.

First Floor - Overview

The first floor offers four well-proportioned bedrooms, with the principal bedroom positioned to the front and benefiting from fitted furniture, carpeted flooring and En-suite, featuring a shower cubicle with a shower, vanity wash hand basin and WC. Bedroom two is a generous double overlooking the rear garden, while bedrooms three and four provide comfortable single rooms, ideal as children's bedrooms, a nursery or home office. Completing the accommodation is the Family Bathroom, fitted with a vanity wash hand basin, WC, panelled bath, together with a contemporary chrome heated towel rail.

Reception Hallway

Ground Floor Cloaks/WC

Spacious Lounge

19'0 x 11'3 (5.79m x 3.43m)

Separate Dining Room

12'7 x 9'1 (3.84m x 2.77m)

Breakfast Kitchen

12'0 x 8'4 (3.66m x 2.54m)

Study/Snug

7'10 x 7'6 (2.39m x 2.29m)

Utility

7'10 x 6'8 (2.39m x 2.03m)

Stairs to First Floor & Landing

Bedroom One

11'5 x 11'3 (3.48m x 3.43m)

Ensuite Shower Room

8'0 x 5'6 (2.44m x 1.68m)

Bedroom Two

11'4 x 10'5 (3.45m x 3.18m)

Bedroom Three

7'7 x 7'1 (2.31m x 2.16m)

Bedroom Four

8'1 x 7'3 (2.46m x 2.21m)

Family Bathroom

8'0 x 5'6 (2.44m x 1.68m)

Overview - Outside

To the front, the property offers a large block-paved driveway providing OFF ROAD PARKING for several vehicles and leading to the integral GARAGE. Gated side access opens to the private, enclosed rear garden, thoughtfully designed for ease of maintenance with a paved patio, lawned and well-stocked flower and shrub borders—creating an ideal space for relaxing and outdoor entertaining.

It should be noted that included in the sale are the Solar Panels which are efficient and owned. The panels were installed by Project Solar UK.

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 COMPETITVE FIXED FEES.

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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

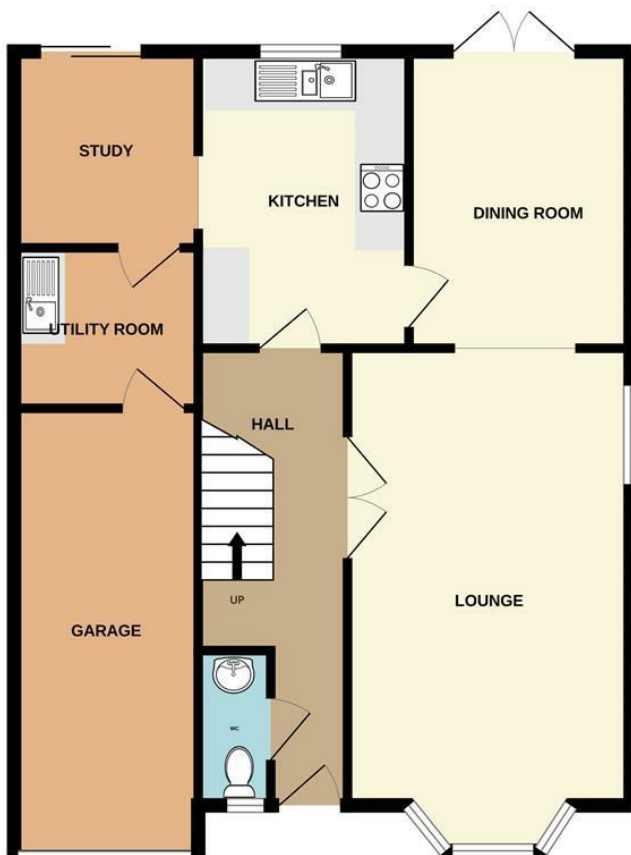
Water, mains gas and electricity are connected. The services, systems and appliances listed in this specification have not been tested by Liz Milsom Properties Ltd and no guarantee as to their operating ability or their efficiency can be given.

Tenure

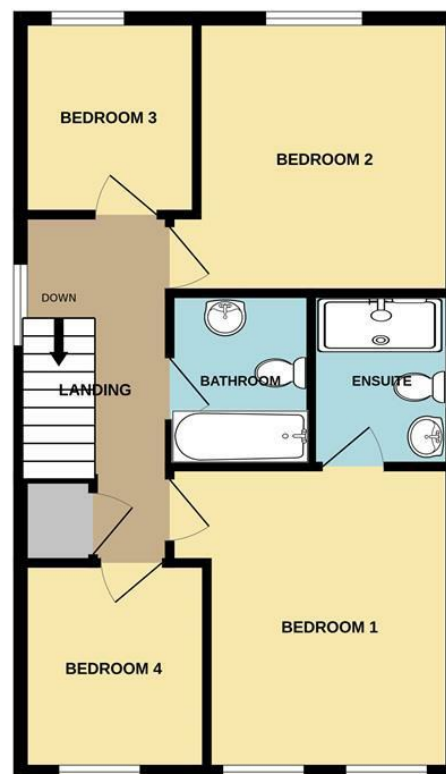
Freehold - with vacant possession on completion. Liz Milsom Properties Limited recommend that purchasers satisfy themselves as to the tenure of this property and we recommend they consult a legal representative such as a solicitor appointed in their purchase.



GROUND FLOOR



1ST FLOOR



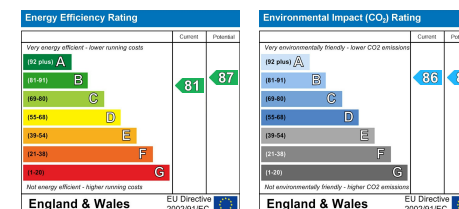
TOTAL FLOOR AREA : 1414sq.ft. (131.4 sq.m.) approx.

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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Directions

For SatNav purposes follow DE11 oRD



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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

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