



lizmilsom
properties

23 Chapel Street
Swadlincote, Derbyshire DE11 9LX
Reduced to £269,000

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*****LIZ MILSOM PROPERTIES***** are delighted to bring this Immaculately presented 3-bedroom detached home in the heart of Church Gresley to the market. Featuring a spacious lounge, modern kitchen with integrated appliances, dining room, conservatory, and a private rear garden which is beautifully maintained. Benefits include a garage with power, ample off-road parking, three generously sized bedrooms, and a well-maintained family bathroom. Ideally located close to schools, local amenities, and countryside walks – perfect for families or those looking to upsize. Ready to move into accommodation! CALL TO VIEW! EPC: D / TAX BAND: C

- Beautifully presented 3 bedroom Detached family home
- Separate dining room
- Modern fitted kitchen
- Modern family bathroom
- Driveway & garage with light and power
- Spacious lounge
- Splendid Conservatory
- three generous size bedrooms
- Stunning rear garden
- EPC: D / TAX BAND: C



Location

Chapel Street enjoys a peaceful setting within a well-established area, making it an ideal place for families. Located just minutes from Swadlincote town centre, benefiting from easy access to a variety of local amenities including supermarkets, independent shops, cafés, and restaurants. Excellent transport links make commuting simple, with nearby bus routes and convenient road connections to Burton upon Trent, Ashby-de-la-Zouch, and the A42/M42 for travel further afield. For families, the area is well served by good local schools and nature lovers will appreciate the close proximity to the scenic National Forest & Maurice Lee Park offering endless opportunities for walking,

Overview

Situated in a popular location, this beautifully maintained three-bedroom detached home on Chapel Street offers spacious and versatile living accommodation, perfect for families or those looking to upsize.

To the front, a generous tarmac driveway provides ample off-road parking, leading to a single garage with an up-and-over door, lighting and power – ideal for secure parking or excellent storage.

Upon entering the property, you are welcomed into a bright entrance hallway with carpeted flooring and stairs rising to the first floor. Doors lead off to the spacious lounge and modern fitted kitchen.

The lounge is a fantastic size, featuring a walk-in bay window to the front aspect, flooding the room with natural light. Carpeted flooring and double glass panelled doors open into the Dining room, a versatile space with sliding doors into the Conservatory – a generous brick-built addition, with dual aspect windows offering views over the private rear garden, tiled flooring, ceiling fan, air con and patio doors opening out to the beautiful garden.

The stylish and modern fitted kitchen features a range of cream wall and base units with wood-effect worktops and a breakfast bar. Integrated appliances include an electric oven and hob, 1½ bowl drainer sink, and a washing machine. Additional benefits include a Worcester Bosch boiler, vinyl flooring, attractive part-tiled walls, and a handy understairs storage cupboard. A rear porch with dual aspect windows connects the kitchen to the garden and garage, making for a practical and bright space.

Upstairs, the property offers two double bedrooms, both with fitted wardrobes and carpeted flooring. Bedroom one is positioned to the front, while bedroom two overlooks the

rear garden. A well-proportioned third single bedroom is also located to the front of the property.

A family bathroom completes the accommodation with a panelled bath with electric shower over, pedestal sink, low-level WC, vinyl flooring, and wall tiling, with a frosted window to the rear.

A carpeted landing gives access to a part-boarded loft via hatch and includes an airing cupboard for additional storage.

The rear garden is a true highlight – spacious, private and beautifully maintained, it features a large patio area perfect for entertaining, a lawned garden with well-established borders, and fenced boundaries offering peace and seclusion. A side gate provides easy access to the front of the property. The current owners have advised that the garden shed is to be included in the sale.

Entrance Hall

12'2" x 5'10" (3.72 x 1.80)

Spacious lounge

14'1" x 11'4" (4.31 x 3.46)

Separate Dining Room

11'10" x 8'11" (3.61 x 2.72)

Splendid Conservatory

11'8" x 9'9" (3.57 x 2.98)

Modern Fitted Kitchen

11'2" x 6'4" (3.42 x 1.95)

Rear Porch

8'1" x 3'11" (2.47 x 1.21)

Bedroom One

12'7" x 7'11" (3.86 x 2.43)

Bedroom Two

12'2" x 9'2" (3.71 x 2.81)

Bedroom Three

7'6" x 9'4" (2.31 x 2.87)

Family Bathroom

Garage

16'4" x 8'7" (4.98 x 2.64)

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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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 - 5.00 pm Friday

9.00 am – 4.00 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

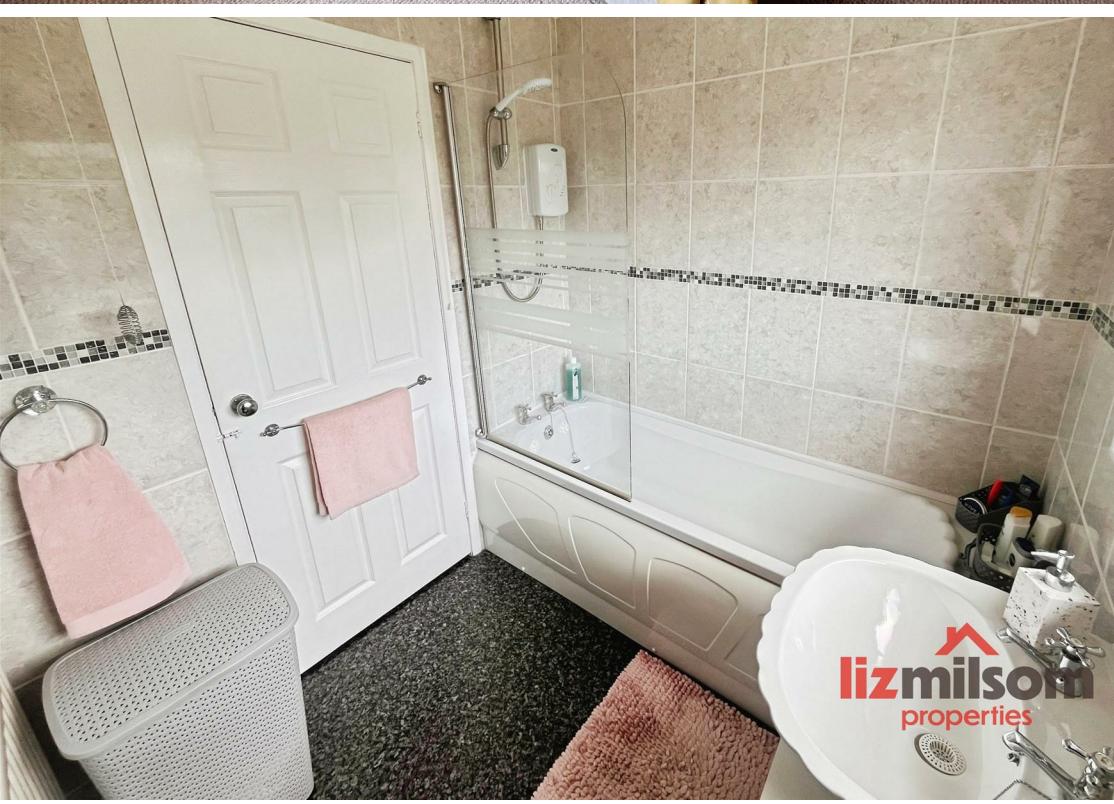
Water, mains gas and electricity are connected. The services, systems and appliances listed in this specification have not been tested by Liz Milsom Properties Ltd and no guarantee as to their operating ability or their efficiency can be given.

Measurements

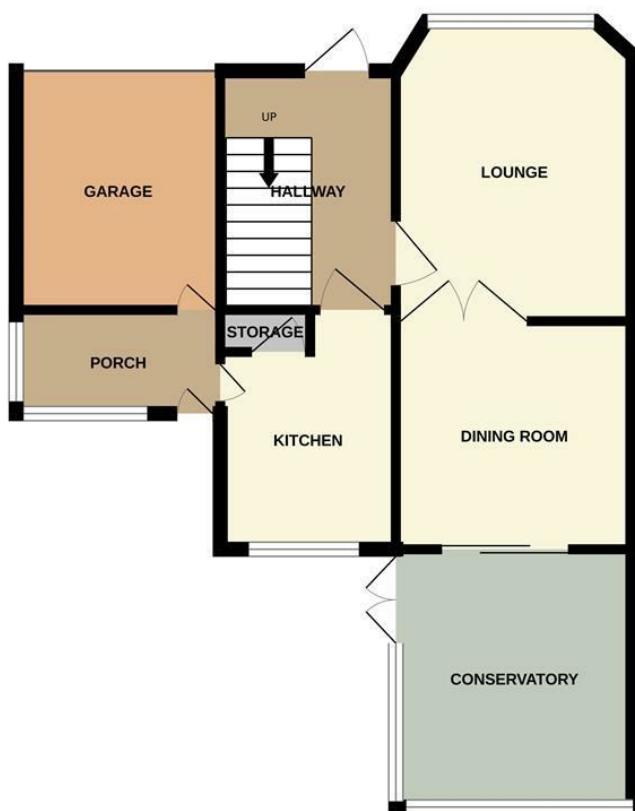
Please note that room sizes are quoted in metres to the nearest tenth of a metre measured from wall to wall. The imperial equivalent is included as an approximate guide for applicants not fully conversant with the metric system. Room measurements are included as a guide to room sizes and are not intended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

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.



GROUND FLOOR



1ST FLOOR



Directions

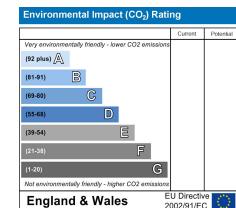
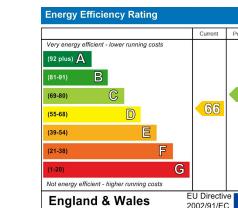
For Sat nav purposes use the postcode DE11 9LX

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: 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

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THE NATIONAL ASSOCIATION OF ESTATE AGENTS (NAEA)/THE PROPERTY OMBUDSMAN SCHEME

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circumstances. The fee is up to 1% but a typical fee is 0.3% of the amount borrowed.



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