


**10 Masefield Avenue**
**Swadlincote, DE11 0HJ**
**£235,000**

lizmilsom
properties

# 10 Masefield Avenue, Swadlincote, DE11 0HJ

***** LIZ MILSOM PROPERTIES ***** are delighted to bring 10 Masefield Avenue to the market. A well-presented and spacious three-bedroom semi-detached home situated in a popular and quiet cul-de-sac location. The property benefits from a generous lounge, separate dining room, fitted kitchen, three well-proportioned bedrooms and a family shower room. Externally, there is a large fore garden, generous driveway providing ample off-road parking, garage and a private, non-overlooked rear garden featuring a lawn, established borders and composite decking. An excellent opportunity for families and buyers seeking spacious accommodation in a desirable setting. EPC: C/ TAX BAND: B Contact the office today to arrange your viewing!

- Well-presented spacious three-bedroom semi-detached family home
- Popular and quiet cul-de-sac location
- Spacious and welcoming lounge with bay window
- Separate dining room with sliding doors to the rear garden
- Fitted kitchen
- Three well-proportioned bedrooms
- Family shower room
- Private and non-overlooked rear garden
- Generous driveway providing ample off-road parking & garage
- EPC : C / TAX BAND: B







**Location**
The property is situated on Masefield Avenue in Midway, a popular area of Swadlincote, this property enjoys a convenient setting with a range of local amenities close by. The surrounding area offers access to everyday shopping, schools, recreational facilities and local bus services, while Swadlincote town centre is within easy reach for a wider selection of shops, cafés and leisure facilities. The location also provides good road links towards Burton upon Trent, Derby and the surrounding towns, making it well placed for commuters.

**Overview**
Situated within a popular and peaceful cul-de-sac, 10 Masefield Avenue is a well-presented and spacious three-bedroom semi-detached property, offering generous living accommodation, ample off-road parking, a garage and a private, well-maintained rear garden. Ideally suited to families and those seeking a versatile home in a desirable setting, this property offers a fantastic opportunity for a variety of buyers.

To the front, the property benefits from a generous fore garden, featuring a large lawn and established shrubs, creating an attractive approach. A spacious driveway provides ample off-road parking and leads to the garage, which is fitted with an up-and-over door, lighting, power and plumbing for appliances.

Upon entering the property via the side entrance, you are welcomed into the entrance hall, which provides access to the spacious front-facing lounge, the fitted kitchen and a useful understairs storage cupboard.

The spacious lounge is a fantastic-sized reception room, featuring carpeted flooring, an attractive bay window allowing plenty of natural light and a feature gas fireplace, creating a welcoming focal point. A door leads back into the entrance hall, while a further door provides access to the dining room.

The fitted kitchen is located to the rear of the property and offers a range of matching wall and base units, complemented by worktops and attractive tiled splashbacks. Integrated appliances include an electric oven and extractor, while a stainless steel drainer sink is positioned beneath a window overlooking the rear garden. An internal door leads through to the separate dining room, providing a practical layout for everyday living and entertaining.

The separate dining room offers ample space for a dining table and additional freestanding furniture. Sliding doors open directly onto the rear garden, allowing natural light to flow into the room and providing a pleasant connection between the indoor and outdoor spaces. Stairs rise from this room to the first-floor accommodation.

To the first floor, the landing benefits from carpeted flooring, a side-facing window allowing plenty of natural light and a useful storage cupboard housing the boiler.

Bedroom One is a generous double bedroom situated to the front of the property. A front-facing window provides natural light, while carpeted flooring, fitted wardrobes, which are to be included, and ample space for additional freestanding furniture complete the room.

Bedroom Two is another spacious double bedroom, positioned to the rear and enjoying views over the rear garden. The room benefits from carpeted flooring, a useful storage cupboard and ample space for freestanding bedroom furniture.

Bedroom Three is a good-sized single bedroom located to the front aspect, with a window overlooking the fore garden and carpeted flooring. Offering flexibility to suit individual needs, this room would also make an ideal home office, nursery or dressing room.

The family shower room completes the first-floor accommodation and comprises a three-piece suite, including an electric shower within an enclosed shower cubicle, a low-level WC and wash hand basin. The room benefits from tiled walls and flooring, together with an opaque rear-facing window providing natural light while maintaining privacy.

Externally, the private rear garden is a particularly appealing feature of the property, offering a generous outdoor space with a good degree of privacy and no direct overlooking. A hardstanding area provides an ideal spot for outdoor seating, complemented by established shrubs within a raised border. Steps lead up to a substantial lawn, with attractive planted borders and a composite decking area offering further space for relaxing, entertaining and enjoying the warmer months. The garden is enclosed by a combination of fenced and walled boundaries, with an internal door providing access to the garage and a side gate leading back to the driveway.

Overall, this well-presented and spacious home offers generous accommodation both inside and out, together with excellent parking, a garage and a private rear garden. Set within a popular and quiet cul-de-sac location, 10 Masefield Avenue presents an excellent opportunity for families, first-time buyers and those looking to secure a versatile home with plenty of space to enjoy.

**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.

Available:
9.00 am – 5.30 pm Monday - Thursday
9.00 am - 5.00 pm Friday
9.00 am – 2.00 pm Saturday
Closed - Sunday

CALL THE MULTI-AWARD WINNING AGENT TODAY

**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?....

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 – offering straight forward honest advice and extremely competitive fees.

**AML for Purchasers**
ANTI MONEY LAUNDERING REGULATIONS - : In accordance with current Anti-Money Laundering (AML) Regulations, once an offer has been accepted, all prospective purchasers will be required to provide proof of identity and address before solicitors can be instructed. This will typically include a valid passport or photocard driving licence together with a recent utility bill or bank statement. *Purchasers will also be required to complete an electronic AML verification. This process must be completed before the transaction can proceed.

*The Office will provide the relevant information/costings for the purposes of AML upon acceptance of any offer.

**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.




lizmilsom
properties

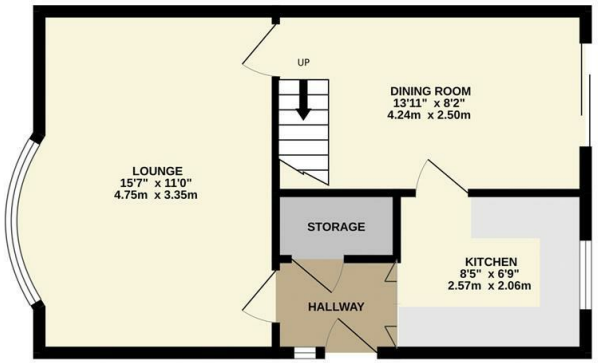

lizmilsom
properties


lizmilsom
properties

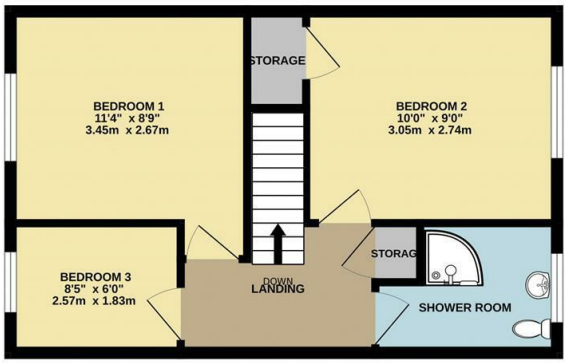
## Directions

For sat nav purposes use the postcode DE11 0HJ

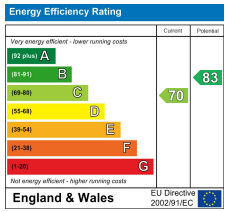
GROUND FLOOR

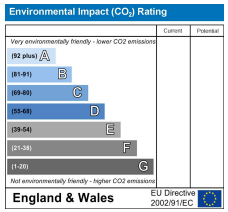



1ST FLOOR




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.
Made with Metropix ©2026




Seabrook House, Dinmore Grange, Hartshorne,
Swadlincote, Derbyshire DE11 7NJ

Directors: E M Milsom G T Milsom

t 01283 219336

m 07974 113853

e liz.milsom@lizmilsomproperties.co.uk

w lizmilsomproperties.co.uk

**COUNCIL TAX**

Band: B
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.

We can search 1,000s of mortgages for you

It could take just 15 minutes with one of our specialist advisers:

Call: 01283 219336
Online: www.mortgageadvicebureau.com/lizmilsom



Mortgage Advice Bureau

Your home may be repossessed if you do not keep up repayments on your mortgage.

There will be a fee for mortgage advice. The actual amount you pay will depend upon your circumstances. The fee is up to 1% but a typical fee is 0.3% of the amount borrowed.

MAB 6202