



**3 Topaz Gardens**  
**Swadlincote, DE11 0GD**  
**Offers over £245,000**

**lizmilsom**  
properties

### 3 Topaz Gardens, Swadlincote, DE11 0GD

**\*\* LIZ MILSOM PROPERTIES \*\*** are delighted to offer for sale this attractive **THREE-BED SEMI-DETACHED** new build home, offering spacious and well-designed accommodation throughout. The property features a welcoming Reception Hallway, generous Lounge, modern Kitchen/Diner and ground floor WC. To the first floor are two double Bedrooms, with the principal benefiting from an En-suite Shower Room, a good-sized third Bedroom and a Family Bathroom. Externally, there is **OFF ROAD PARKING** to the front and a fully enclosed rear garden. EPC Rating B | Council Tax Band B. Early viewing is highly recommended!

- Modern Three Bed-Semi
- Cul-de-sac location
- Dining Kitchen
- Principal Bedroom & Ensuite
- Family Bathroom
- Sought After Development
- Spacious Lounge
- Ground Floor Cloaks/WC
- Second Double & Third Single Bedroom
- OFF ROAD PARKING



## Location

Situated on the new Cadley Village Development by Avant Homes, this property is great for quick access to the town centre and a wide range of amenities including a retail park, parks, Golf Range, Cinema and restaurants. Benefiting from a good range of commuter road links and lovely woodland walks this is the ideal location for your family !

## Ground Floor - Overview

The property is entered via a composite front entrance door which opens into a welcoming Reception Hallway, setting the tone for the well-presented accommodation throughout. A particular feature of the home is the high-quality luxury carpeting and underlay fitted throughout, adding both comfort and style.

Leading off the hallway is the spacious Lounge, which enjoys views over the front elevation and benefits from a central ceiling light point, radiator and TV point, creating an ideal space for relaxation.

A door leads through to the Inner Hallway, where there is access to the ground floor Cloaks/WC, positioned to the side elevation, together with the staircase rising to the first-floor landing. To the rear of the property is the impressive Dining Kitchen, offering ample space for a dining table and chairs, with patio doors providing direct access to the enclosed rear garden and allowing plenty of natural light to flood the room.

The contemporary Kitchen is fitted with a stylish range of high-gloss grey wall and base units complemented by integrated appliances including an oven, hob, extractor hood and dishwasher. There is also space and plumbing for additional domestic appliances and tiled flooring for low maintenance purposes - making this a practical and attractive family space.

## Frist Floor - Overview

To the first floor, the landing provides access to all three bedrooms and the family bathroom. The Principal Bedroom enjoys pleasant views over the rear elevation and is a generously proportioned double room, benefiting from built-in wardrobes and direct access to a contemporary En-Suite Shower Room. The en-suite is fitted with a modern three-piece suite comprising a low-level WC, wash hand basin and double shower cubicle with inset mains-fed shower, complemented by tiled flooring.

Bedrooms Two and Three both overlook the front elevation, with Bedroom Two being a further spacious double room and Bedroom Three offering a well-proportioned single bedroom, ideal as a nursery, home office or guest room.

Completing the accommodation is the Family Bathroom, fitted with a modern three-piece suite comprising a panelled bath, low-level WC and wash hand basin, providing a stylish and practical space for everyday family living.

## Reeption Hallway

4'1" x 4'1" (1.27m x 1.27m)

## Spacious Lounge

14'11"\* x 13'5" (4.57m\* x 4.09m)

## Dining Kitchen

14'11" x 9'0" (4.57m x 2.76m)

## Store

3'10" x 3'3" (1.17m x 1m)

## Ground Floor Cloaks/WC

5'1" x 3'9" (1.55m x 1.15m)

## Stairs to First Floor & Landing

## Bedroom One

10'9" x 9'6" (3.3m x 2.92m)

## Ensuite Shower Room

3'10" x 9'2" (1.17m x 2.8m)

## Bedroom Two

8'8" x 10'1" (2.65m x 3.09m)

## Bedroom Three

6'0" x 7'7" (1.83m x 2.33m)

## Family Bathroom

5'6" x 7'0" (1.7m x 2.15m)

## Outside - Overview

Occupying a pleasant position within a quiet cul-de-sac on this popular Avant Homes development, the property enjoys an attractive frontage with a neatly maintained lawned garden and a side pathway leading to the entrance. There is off-road parking for two vehicles, providing convenient parking for both homeowners and visitors.

A timber side access gate leads through to the fully enclosed rear garden, offering a safe and private outdoor space ideal for families and entertaining. The garden is mainly laid to lawn with a patio seating area, creating the perfect setting for outdoor dining and relaxation during the warmer months.

## 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.

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9.00 am – 5.30 pm Monday - Thursday

9.00 am - 5.00 pm Friday

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

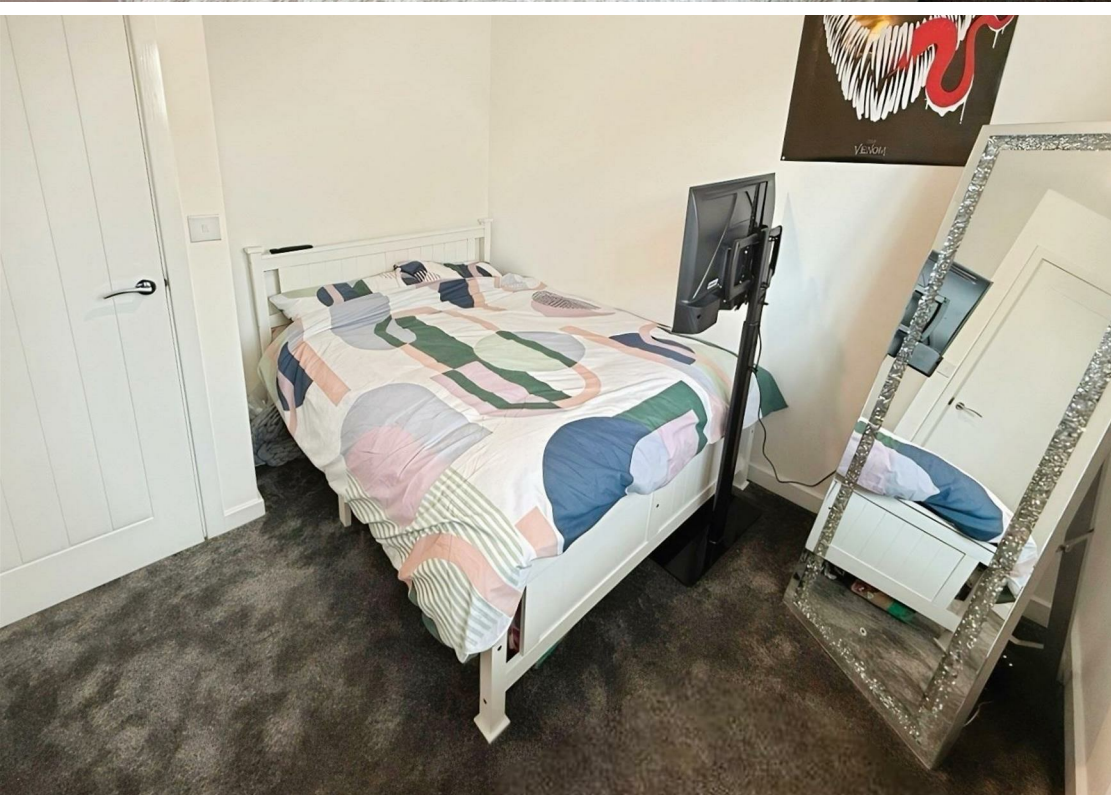
Please note that room sizes are quoted in metres to the nearest tenth of a metre measured from wall to wall. The imperial equivalent is included as an approximate guide for applicants not fully conversant with the metric system. Room measurements are included as a guide to room sizes and are not intended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

## Services

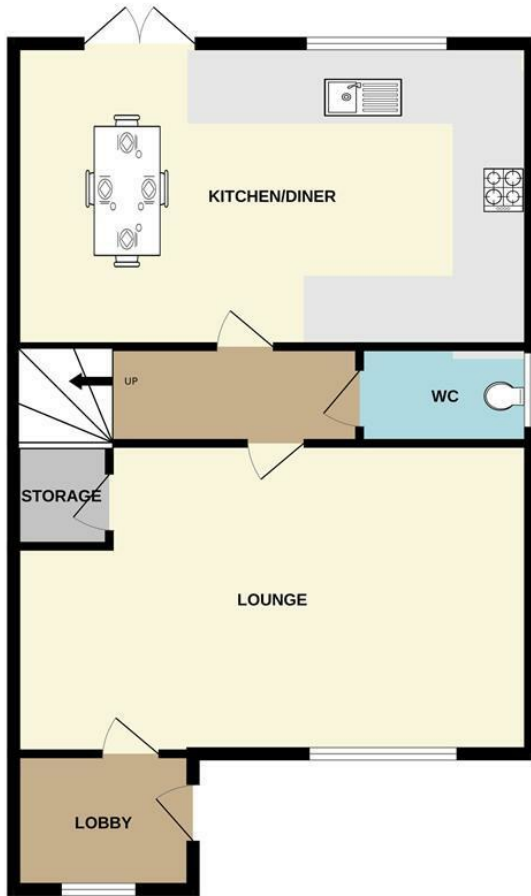
Water, mains gas and electricity are connected. The services, systems and appliances listed in this specification have not been tested by Liz Milsom Properties Ltd and no guarantee as to their operating ability or their efficiency can be given.

## Tenure

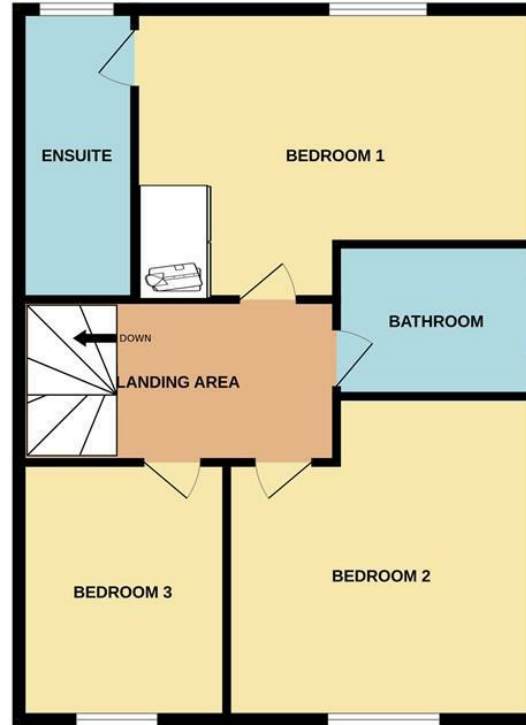
Freehold - with vacant possession on completion. Liz Milsom Properties Limited recommend that purchasers satisfy themselves as to the tenure of this property and we recommend they consult a legal representative such as a solicitor appointed in their purchase.



GROUND FLOOR  
781 sq.ft. (72.6 sq.m.) approx.



1ST FLOOR  
733 sq.ft. (68.1 sq.m.) approx.

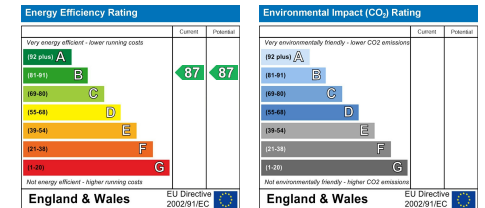


TOTAL FLOOR AREA : 1514 sq.ft. (140.7 sq.m.) approx.

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 oGD



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## 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.

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