



**1 Buckingham Drive**  
**Swadlincote, DE11 9LD**  
**£390,000**

The logo for Liz Milsom Properties, featuring a red house icon above the text 'lizmilsom' in a bold, black, sans-serif font, with 'properties' in a smaller, red, sans-serif font below it.

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## 1 Buckingham Drive, Swadlincote, DE11 9LD

\*\*\*\*\* LIZ MILSOM PROPERTIES \*\*\*\*\* are delighted to present this spacious four-bedroom detached family home, occupying a generous corner plot and offering over 1,500 sq. ft. of beautifully designed living space. This beautiful home stands out for its superb sense of space, natural flow, and well-proportioned rooms throughout – making it an ideal family home. This home must be viewed to fully appreciate everything it has to offer. Call the office today to arrange your viewing!

- Recently reduced to £390,000
- Bright and spacious lounge, & splendid conservatory
- Ground floor home office, plus a versatile additional reception room
- Four generously sized double bedrooms, all with fitted wardrobes, including an en-suite to Bedroom One
- Beautifully maintained wrap-around south-facing garden
- Impressive four-bedroom detached family home, complete with garage and generous driveway providing ample off-road parking
- Stylish and well-appointed kitchen diner, perfect for family living
- Convenient ground floor WC
- Modern & Contemporary family bathroom
- EPC Rating: C | Council Tax Band: E



## Location

Situated on a desirable corner plot within a popular area of Church Gresley, this property enjoys a convenient and well-connected setting on the outskirts of Swadlincote. The location is ideal for families being within easy access to a range of local amenities, including shops, supermarkets, schools, and leisure facilities. Excellent transport links are close by, providing straightforward access to neighbouring towns and major road networks such as the A444 and A511, making it ideal for commuters. Surrounded by countryside and nearby parks, the area also offers plenty of opportunities for outdoor activities.

## Overview

Situated on a generous corner plot in a popular location, this impressive four-bedroom detached home offers spacious and versatile accommodation, ideal for modern family living.

The property is set behind secure gates and railings, with a substantial side driveway providing ample off-road parking, alongside a detached garage offering additional storage. A low-maintenance fore garden with established shrubs and a pathway leads to the front entrance.

Upon entering, you are welcomed by a light and airy hallway featuring wooden flooring, with access to a guest cloakroom/WC, spacious lounge, study, dining room (currently utilised as a bedroom), and a well-appointed dining kitchen, as well as useful under-stairs storage.

The generous lounge is positioned to the front of the property and benefits from a large double glazed window, French doors opening into the conservatory, and a feature gas fireplace, creating a warm and inviting living space. The study enjoys dual aspect windows, providing an abundance of natural light, while the versatile dining room offers flexibility to suit a range of needs.

To the rear, the spacious kitchen diner forms the heart of the home, fitted with a range of modern wall and base units, integrated appliances, and ample worktop space. French doors lead through to the conservatory, which offers a pleasant additional reception space with views over the garden and year-round usability.

To the first floor, the property boasts four well-proportioned double bedrooms. Bedroom one benefits from dual aspect windows, fitted wardrobes, and a modern en suite shower room. The remaining bedrooms are all generously sized doubles, each featuring fitted wardrobes for practical storage. A contemporary family bathroom completes the accommodation, fitted with a four-piece suite including a separate shower and bath.

Externally, the south-facing rear garden is a particular highlight, offering a wrap-around layout with lawn, established shrubs, being ideal for outdoor entertaining. Enclosed by fenced and walled boundaries, the garden provides both privacy and security, with gated side access leading to the driveway and garage.

Early viewing is highly recommended to fully appreciate the space, flexibility, and position this fantastic family home has to offer.

## The Well Presented Accommodation

### Entrance Hallway

### Spacious Lounge

17'11 x 11'9 (5.46m x 3.58m)

### Ground Floor Guest WC

### Study/Home Office

8'5" x 7'5" (2.57 x 2.28)

### Dining Room/ Second reception room

10'5 x 9'10 (3.18m x 3.00m )

### Breakfast Kitchen/ Kitchen Diner

17'6 x 12'9 (5.33m x 3.89m)

### Splendid Conservatory

11'0 x 9'3 (3.35m x 2.82m)

### First Floor Stairs & Landing

### Bedroom One

17'11 x 11'9 (5.46m x 3.58m)

### Modern En Suite

### Bedroom Two

13'0 x 10'6 (3.96m x 3.20m)

### Bedroom Three

11'7 x 9'7 (3.53m x 2.92m)

### Bedroom Four

11'7 x 8'0 (3.53m x 2.44m)

### Modern Family Bathroom

### Detached Garage

17'0 x 16'8 (5.18m x 5.08m)

The Detached Garage and is a splendid size offering Up and over door, power, lighting and door to the delightful rear garden.

## 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 – 5.30 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

## 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.



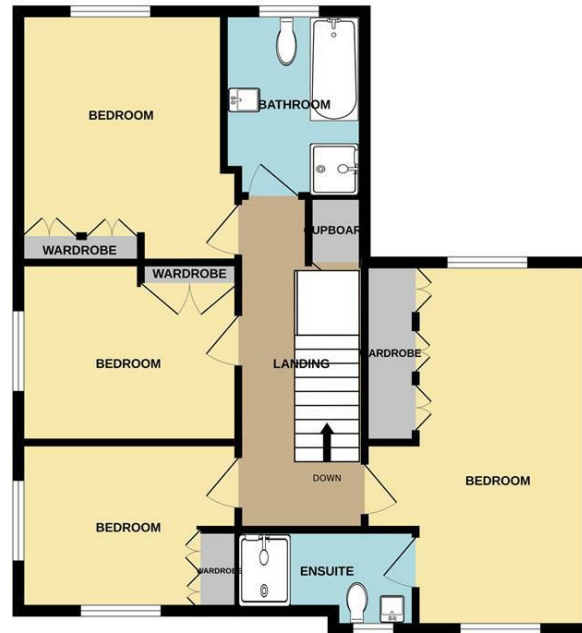
## Directions

For Sat Nav purposes use the postcode DE11 9LD

GROUND FLOOR  
876 sq.ft. (81.4 sq.m.) approx.

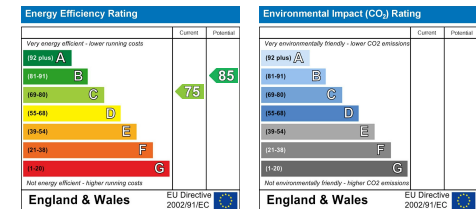


1ST FLOOR  
735 sq.ft. (68.3 sq.m.) approx.



TOTAL FLOOR AREA : 1611 sq.ft. (149.6 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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Seabrook House, Dinmore Grange, Hartshorne,  
Swadlincote, Derbyshire DE11 7NJ

Directors: E M Milsom G T Milsom



📞 01283 219336

📞 07974 113853

✉ [liz.milsom@lizmilsomproperties.co.uk](mailto:liz.milsom@lizmilsomproperties.co.uk)

🌐 [lizmilsomproperties.co.uk](http://lizmilsomproperties.co.uk)

## COUNCIL TAX

Band: E

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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