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**1 Newman Drive
Swadlincote, DE11 9RZ
Price guide £305,000**

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***** GUIDE PRICE £305,000 - £315,000 *****

***** LIZ MILSOM PROPERTIES ***** are delighted to bring Newman Drive to the market. Situated on a generous corner plot in the popular area of Church Gresley, this spacious four-bedroom link-detached home is offered for sale with no upward chain. Boasting well-proportioned and versatile accommodation throughout, the property features a modern kitchen diner, dual-aspect lounge, additional reception room, en-suite to the principal bedroom, and a low-maintenance rear garden. With a driveway, garage, and carport providing ample off-road parking, this property makes an ideal family home in a convenient location close to Swadlincote. EPC: C / Tax Band: D. Call the office today to arrange your viewing!

- Guide Price £305,000 - £315,000
- Dual-aspect lounge with feature fireplace
- Ground Floor WC
- Bedroom One & Two with fitted Wardrobes
- Offered with no upward chain
- Spacious four-bedroom link-detached family home occupying a generous corner plot in popular setting
- Dual-aspect lounge with feature fireplace & Versatile second reception room
- Four Generously sized bedrooms
- Modern Family bathroom & En Suite
- EPC RATING: C / TAX BAND: D



Location

1 Newman Drive is situated in the popular residential area of Church Gresley, on the outskirts of Swadlincote. The location offers a convenient blend of suburban living with easy access to a range of local amenities, including shops, supermarkets, schools, and leisure facilities. The nearby town centre provides further shopping and dining options, while excellent transport links connect the property to Burton upon Trent, Ashby-de-la-Zouch, and the wider motorway network via the A444 and A42. The area is also well served by green spaces and countryside walks, making it ideal for families and those seeking a balance between convenience and outdoor lifestyle.

Overview

Situated on a generous corner plot in the sought-after area of Church Gresley, this spacious four-bedroom detached family home is offered to the market with no upward chain, presenting an excellent opportunity for buyers seeking well-proportioned accommodation in a popular residential location.

The property benefits from an attractive frontage, with a driveway leading to a garage complete with up-and-over door, light and power, alongside a carport with secure gated access to the rear garden. A lawned side garden with hedged boundaries provides privacy, while a gravelled fore garden with steps and pathway leads to the main entrance.

Internally, the welcoming entrance hallway provides access to all ground floor accommodation and features a useful storage cupboard and stairs rising to the first floor. The modern fitted kitchen is positioned to the front and offers a range of high gloss wall and base units with complementary worktops, integrated double oven, hob, fridge freezer and sink, along with space for additional appliances. The adjoining dining area is bright and airy, with a front-facing window and patio doors opening onto the rear garden.

The spacious lounge is located to the rear and enjoys dual aspect windows, allowing for an abundance of natural light, alongside a feature fireplace that creates a cosy focal point. A ground floor WC is conveniently located off the hallway, and a second reception room to the front provides versatile living space, ideal as a home office, playroom or formal dining room.

To the first floor, the landing leads to four well-proportioned bedrooms and the family bathroom. The principal bedroom

is a generous double to the rear, benefiting from fitted wardrobes, dual aspect windows and a private en-suite shower room. Bedroom two is another spacious double with fitted wardrobes and dual aspect windows, while bedroom three is a good-sized rear-facing room. Bedroom four is a well-proportioned single to the front. The family bathroom is fitted with a modern three-piece suite including a bath with shower over, WC and wash hand basin.

Externally, the rear garden is designed for low maintenance, featuring artificial lawn, decking area, shed and a paved pathway leading to the garage and gated carport access.

Overall, this well-presented home offers excellent space for family living, with versatile accommodation throughout, ample parking, and a desirable position within Church Gresley

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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9.00 am - 5.00 pm Friday
9.00 am – 2.00 pm Saturday
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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.

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?....

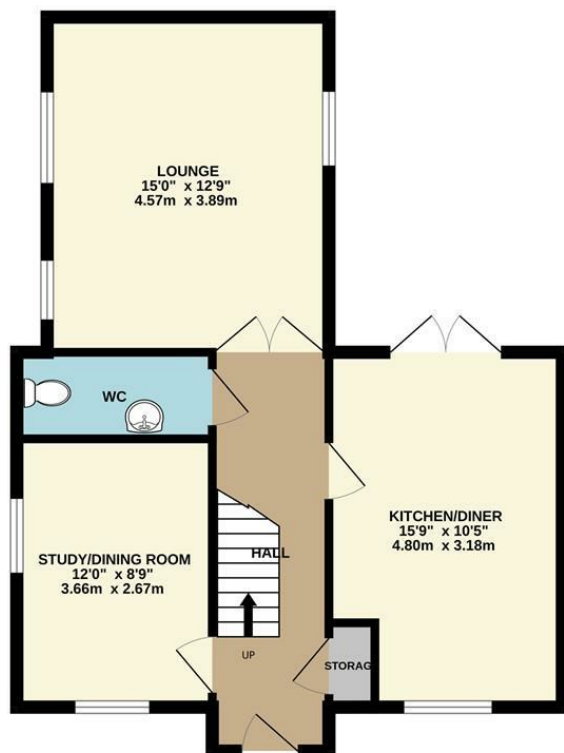
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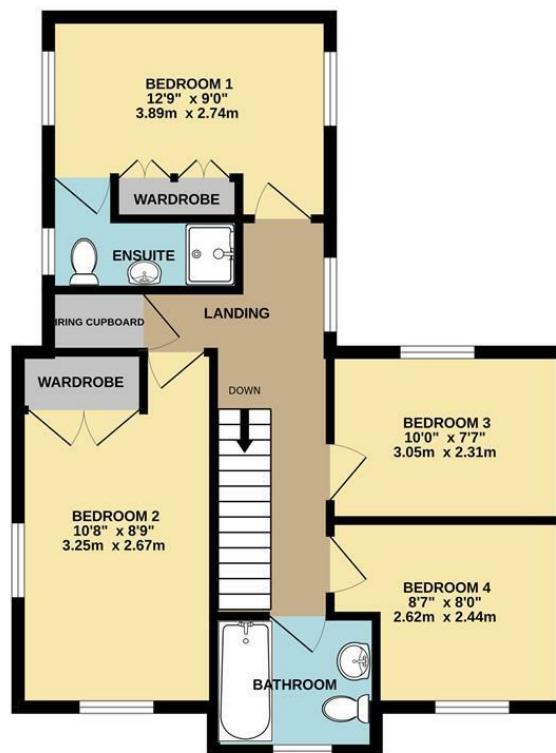
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GROUND FLOOR



1ST FLOOR

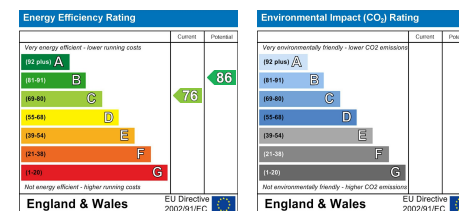


Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used 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.

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Directions

For Sat nav purposes use the postcode DE11 9RZ



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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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