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12 Dorset Drive
Swadlincote, DE12 6HU
Offers over £350,000

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***** LIZ MILSOM PROPERTIES ***** are delighted to bring 12 Dorset Drive to the market. A spacious and beautifully presented four-bedroom detached family home situated within a highly desirable setting in Moira. Occupying a generous plot with an extensive tandem driveway, integral garage and attractive westerly-facing rear garden, this superb property offers well-proportioned accommodation throughout including spacious lounge & dining room, a modern fitted kitchen, four generously sized bedrooms, family bathroom and ensuite. Offered to the market with the added benefit of no upward chain, this is an ideal family home in a sought-after village location. EPC: C / TAX BAND: D

- Spacious detached family home in a popular Moira location offered for sale with no upward chain
- Modern fitted kitchen
- Separate dining room with patio doors to the garden
- Four well-proportioned bedrooms
- Private enclosed generously sized rear garden with mature shrubs
- Extensive tandem driveway providing ample off-road parking & Garage
- Generous lounge with feature fireplace
- Ground floor cloakroom/WC
- Family bathroom & Ensuite
- EPC: C / TAX BAND: D



Location

12 Dorset Drive is situated in the popular village of Moira, offering an appealing balance of rural surroundings and everyday convenience. The location benefits from easy access to nearby towns including Ashby-de-la-Zouch, Burton upon Trent, and Swadlincote, providing a wide range of shopping, leisure, and dining options. Moira is particularly known for its close proximity to the National Forest, offering excellent opportunities for walking, cycling, and outdoor recreation right on the doorstep, including Conkers Discovery Centre and surrounding woodland trails. For commuters, the property is well placed for access to major road links including the A42, connecting to the M42 and wider Midlands motorway network, making travel to Birmingham, East Midlands Airport, and Nottingham straightforward. The area is also well served by local bus routes and nearby rail connections from Burton upon Trent. Families are well catered for with a selection of reputable primary and secondary schools in the surrounding area. Overall, this is a convenient yet peaceful setting, ideal for those seeking village living.

Overview

Situated within the highly sought-after village of Moira, this spacious and immaculately presented four-bedroom detached family home occupies a generous plot and is offered to the market with the significant advantage of no upward chain.

Set well back from the road, the property enjoys excellent kerb appeal with a substantial tandem driveway providing ample off-road parking, alongside an extensive lawned frontage featuring a well-established shrubbed centrepiece. The driveway leads to an integral tandem garage equipped with an electric roller door, light and power, together with a convenient side access door to the rear garden.

Upon entering, you are welcomed by a bright and inviting entrance hall featuring attractive tiled flooring. A door leads to the ground floor cloakroom/WC, fitted with a low-level WC, concealed-cistern wash hand basin, heated towel rail, extractor fan, tiled flooring and complementary wall tiling.

The spacious lounge is a fantastic family living space, enjoying a large front-facing window that floods the room with natural light. The room benefits from carpeted flooring, a feature fireplace as its focal point, TV point, and elegant glazed double doors opening into the dining room.

Positioned at the rear of the property, the dining room provides an excellent space for entertaining and family meals, offering carpeted flooring, radiator, side aspect window and patio doors leading directly onto the rear garden.

The stylish fitted kitchen is well-appointed with a range of contemporary high-gloss wall and base units incorporating under-cabinet lighting and complementary granite-effect work surfaces. Integrated appliances include a dishwasher, upright fridge/freezer, five-burner gas hob with glass splashback and chimney extractor hood, together with two eye-level fan-assisted electric ovens. Additional features include a one-and-a-half bowl stainless steel sink, with rinser mixer tap which sits below a window overlooking the rear garden, tiled flooring, LED ceiling lighting, TV aerial point, vertical

radiator and space and plumbing for a washing machine. A UPVC door provides internal access to the tandem garage.

Stairs rise from the lounge to the first-floor landing, where doors lead to all four bedrooms and the family bathroom.

Bedroom One enjoys a pleasant rear garden outlook and benefits from fitted wardrobes, carpeted flooring and a private en-suite shower room comprising a shower cubicle, low-level WC, wash hand basin, part-tiled walls, extractor fan and opaque side window.

Bedroom Two is another generous double room with a front-facing window and ample space for freestanding furniture. Bedroom Three overlooks the rear garden and benefits from carpeted flooring and a TV point, whilst Bedroom Four is a well-proportioned bedroom situated to the front aspect.

The family bathroom is fitted with a three-piece suite comprising a panelled bath, wash hand basin and low-level WC, complemented by part-tiled walls, heated towel rail, wood-effect vinyl flooring, extractor fan and an opaque side-facing window.

Outside, the westerly-facing rear garden provides an excellent space for families and outdoor entertaining. The garden features a paved patio area with attractive brick retaining walls, steps leading to a raised lawn, a decked seating area and a variety of mature shrubs. Enclosed by a combination of fencing and walling, the garden offers a good degree of privacy, whilst a side gate provides access to the front of the property.

Overall, this is a superb family home offering spacious and versatile accommodation, generous outdoor space and an enviable location within one of Moira's most popular residential settings. Early viewing is highly recommended to fully appreciate everything this wonderful property has to offer.

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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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.

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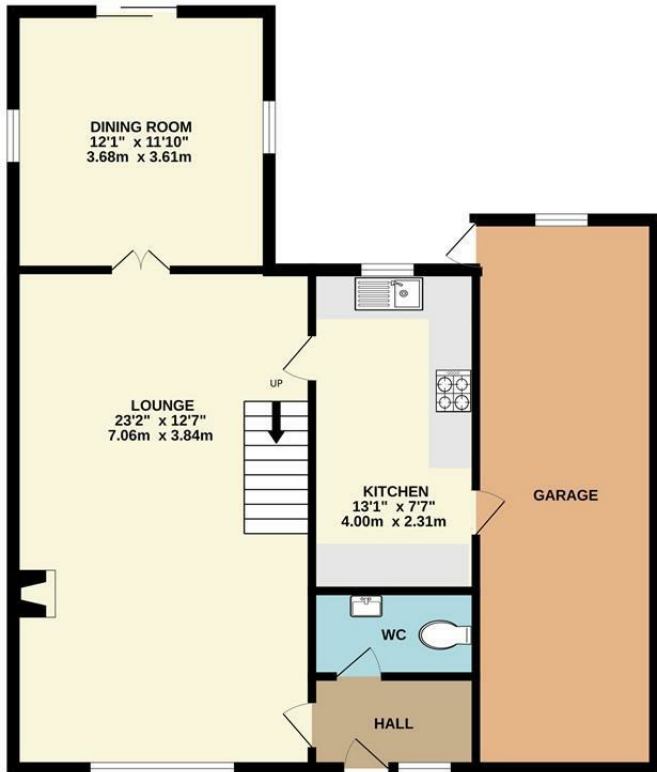
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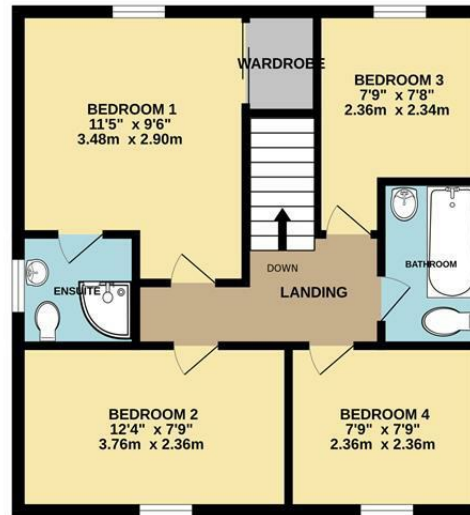
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GROUND FLOOR



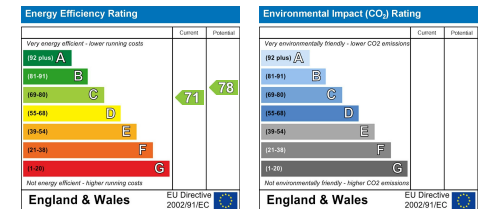
1ST FLOOR



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 DE12 6HU



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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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