

61 Frank Bodicote Way
Swadlincote, DE11 8JX
Reduced to £290,000

lizmilsom
properties

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** LIZ MILSOM PROPERTIES ** are delighted to offer this spacious 4-Bedroom DETACHED FAMILY HOME, offered with NO UPWARD CHAIN and situated on a popular development within walking distance of the Town Centre and woodland walks. Featuring 2 Reception Rooms, a Fitted Kitchen, double-width DRIVEWAY, Garage and enclosed rear garden, this is a fantastic family home not to be missed. HURRY TO VIEW – Call the Award-Winning Agents, LIZ MILSOM PROPERTIES to book your viewing TODAY....

- Hurry to view - Keenly priced
- Fitted Kitchen, Separate Utility
- Ground Floor Cloaks/WC
- Three further Bedrooms
- GARAGE & Off Road Parking
- Appealing DETACHED Family Home
- Lounge Thru Diner
- Principal Bedroom & Ensuite
- Family Bathroom
- Great woodland walks, close to town







Location
With great access to local amenities, excellent commuter routes and easy access to the M42. This estate is surrounded by Swadlincote Woodlands (see individual images) where you can explore the numerous woodland walks and nature trails ....all on your doorstep and is also close enough to walk in to town. The towns of Burton on Trent, Lichfield, Derby & Tamworth are within easy commuting distance. The M42 can also lead to the M1 making Nottingham, Birmingham and beyond very accessible.

Overview - Ground Floor
The property benefits from gas central heating and double glazing throughout and is well presented, both inside and out.

Attractive open front porch area protecting the door leading to a Hall with stairs leading off to the first floor and a door to the lounge. This has a gas fire with marble fire surround, and an archway to the dining room, which has a privacy wall and further French doors to the fully enclosed garden. Separate door from the dining room leads to the fitted kitchen, which has an excellent range of wall and floor mounted units including built in gas hob, electric oven and dishwasher along with appliance spaces and an under stairs cupboard. There's also a door to the utility with further units, appliance spaces a door to the guest cloakroom with two piece suite and a door to the garden

Overview - First Floor
To the first floor, the master bedroom is located to the front of the house and has an over stairs cupboard and free standing wardrobes (which may be acquired by separate negotiation) along with an en-suite shower room with three piece suite. Bedroom two is also a double, overlooking the rear, being ideal for a young child with decorative wall as does bedroom four which is an "L" shaped single. Bedroom three is a generous sized double with a dormer style window to the front The family bathroom completes the accommodation and has a paneled bath, vanity wash basin and WC, attractive tiling to walls, extractor.

Entrance Hall

Spacious Lounge
13'4 x 13'3 (4.06m x 4.04m)



Separate Dining Room
8'8 x 8'0 (2.64m x 2.44m)

Fitted Kitchen
11'7 x 9'0 (3.53m x 2.74m)

Separate Utility
5'9 x 5'1 (1.75m x 1.55m)

Ground Floor WC
5'1 x 3'8 (1.55m x 1.12m)

Stairs to First Floor & Landing

Bedroom One
13'3 x 11'5 (4.04m x 3.48m)



En-Suite

Bedroom Two
10'8 x 9'4 (3.25m x 2.84m)

Bedroom Three
10'11 x 7'11 (3.33m x 2.41m)

Bedroom Four
8'8 x 8'8 (2.64m x 2.64m)

Overview - Outside
The property is set back behind a private driveway providing ample off-road parking for 2–3 vehicles and benefits from an integral single garage. The low-maintenance frontage includes a wooden side access gate leading to the rear garden. To the rear, there is a generous patio area, lawned garden with established trees and shrubs, and a garden shed which is included within the sale.

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

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.

** Please note ** the Lounge and Principal Bedroom Images have enhanced photographs to enable potential Buyers to visualise what the rooms could look like.

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.

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.

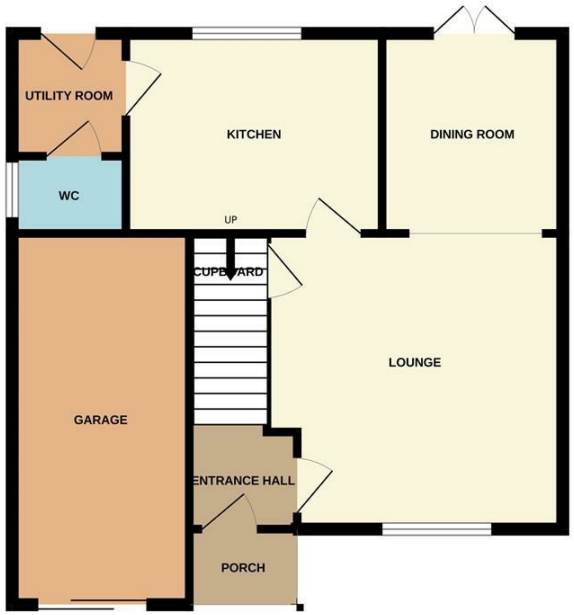




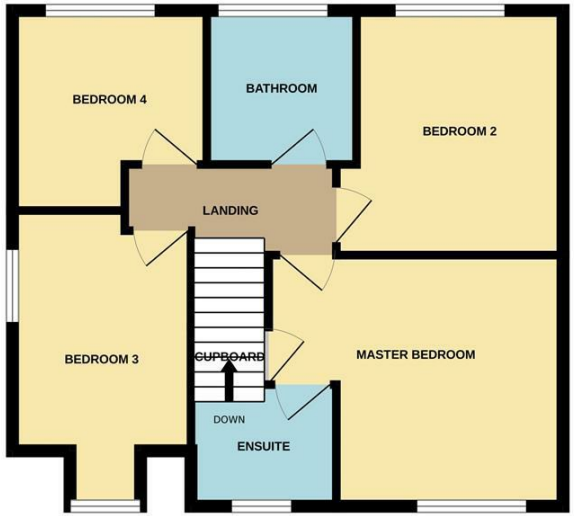




GROUND FLOOR
612 sq.ft. (56.9 sq.m.) approx.



1ST FLOOR
555 sq.ft. (51.6 sq.m.) approx.

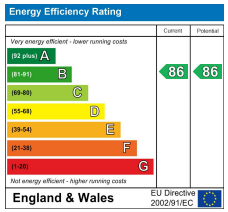


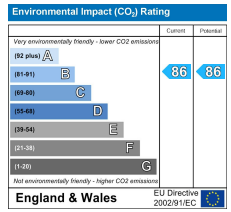
TOTAL FLOOR AREA : 1167 sq.ft. (108.4 sq.m.) approx.

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

The property is best approached by travelling along Civic Way, Swadlincote, upon reaching the roundabout, proceed straight ahead into Derby Road. At the traffic lights take the left hand lane and turn left into Frank Bodicote Way. Continue for some distance passing open woodland to either side of the road, upon reaching a roundabout take the first exit into Frank Bodicote Way, proceed for a short distance, where the property is on located on the right hand side clearly denoted by our distinctive red for sale board.





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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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