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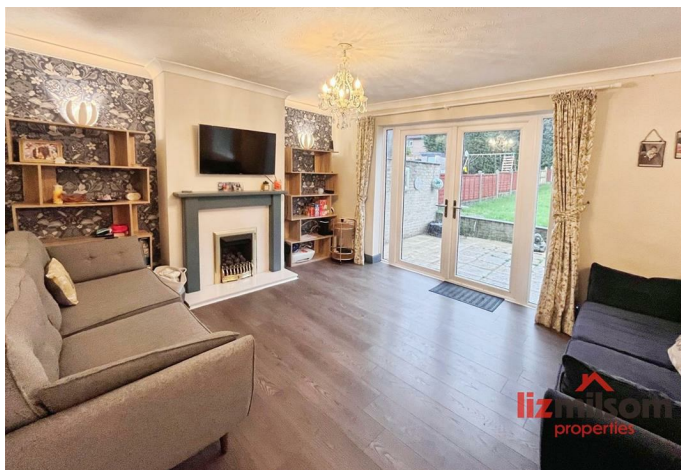
**23 Brookdale Road**  
**Hartshorne, Derbyshire DE11 7HJ**  
**£205,000**



## 23 Brookdale Road, Hartshorne, Derbyshire DE11 7HJ

**\*\* LIZ MILSOM PROPERTIES \*\*** are excited to present this deceptively spacious three bedroom semi-detached FAMILY HOME in the much sought after village of Hartshorne. Benefiting from gas central heating, double glazing, owned solar panels providing cheaper electricity rates With well-maintained accommodation including a spacious open-plan Lounge/diner, galleried kitchen, separate utility room and ground floor guest cloakroom / WC. To the first floor there are three great size bedrooms, two double along with a family bathroom including shower. Side driveway provides off road parking. The fabulous rear garden ideal for growing family needs with a great entertainment area, splendid sized lawn making this an ideal property for anyone who wants or needs outside space! EPC: C/ TAX BAND: A

- Three-bedroom semi-detached family home in a popular village location
- Modern galleried kitchen
- Ground floor cloakroom/WC
- Family bathroom with three-piece suite
- Gas central heating, UPVC double glazing and solar panels for lower energy costs
- Spacious open-plan lounge diner with French doors to the rear garden
- Large utility room
- Two good-sized double bedrooms plus a generous single bedroom
- Private, generously sized rear garden with lawn, patio and mature screening
- EPC: C/ TAX BAND: A



## Location

23 Brookdale Road boasts a desirable setting with convenient access to everyday essentials. The property sits within easy reach of local shops, convenience stores and take-away amenities, ideal for day-to-day living without needing to travel far. Families will appreciate the proximity to good primary and junior schooling options, while older children and adults benefit from additional schooling and further-education options in nearby towns. For transport, regular bus routes operate close by, offering an easy link to surrounding towns perfect for commuting. The local town centre, Swadlincote provides extra amenities including supermarkets, a range of eateries, pubs, medical services, banking and more. For those who commute by rail or need broader access, key rail and road networks are within easy reach, connecting to major regional centres.

## Overview

Brookdale Road is a beautifully presented three-bedroom semi-detached home, offering excellent living space, modern comforts and a generous rear garden — perfect for families and buyers seeking a well-located property.

To the front, the property sits behind a walled boundary with a large lawned garden, side driveway and a pathway leading to a recessed porch and the front door. The home benefits from gas central heating, UPVC double glazing throughout, and solar panels, helping to reduce electricity bills and improve energy efficiency.

Upon entering, you are welcomed into a bright reception hallway with doors leading to the open-plan lounge/diner and galleried kitchen, with stairs rising to the first floor. The spacious lounge diner, positioned at the rear, acts as the heart of the home. French doors and a rear-facing window flood the room with natural light and offer views of the splendid garden. A feature fireplace adds character and warmth, while laminate flooring provides practicality for family living.

At the front of the property is the galleried kitchen, fitted with a range of modern wall and base units, integrated cooker and hob, and a drainer sink beneath a

window overlooking the front elevation. From here, a door leads into the inner lobby, giving access to a generous utility room, also positioned at the rear, offering ample appliance space, work surfaces, and a further window to the garden.

Completing the ground floor is a useful cloakroom/WC, along with a rear side entrance lobby, which provides direct access to both the delightful rear garden and driveway via timber gates that lead back to the front.

To the first floor are three well-proportioned bedrooms and a family bathroom. The master bedroom, located at the rear, is a good-sized double featuring built-in wardrobes with sliding mirrored doors. The second bedroom, also a double, sits at the rear and enjoys lovely views over the garden. The third bedroom, positioned at the front, is a generous single and includes an over-stairs storage cupboard — ideal as a child's bedroom or home office. The family bathroom is situated at the front and offers a three-piece suite with shower over the bath.

Outside, a timber gate to the side provides access to the superb private rear garden — an excellent space for a growing family. The garden features large lawned areas, an extensive patio ideal for summer entertaining, and mature screening at the top of the garden from trees and conifers, ensuring privacy. A useful garage completes the space

## 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 offering COMPETITIVE fees.

Available:

9.00 am — 6.00 pm Monday to Friday (Late Night until 8.00 pm Thursday)

9.00 am — 4.00 pm Saturday

10.00 am — 12.00 Noon Sunday

## 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.

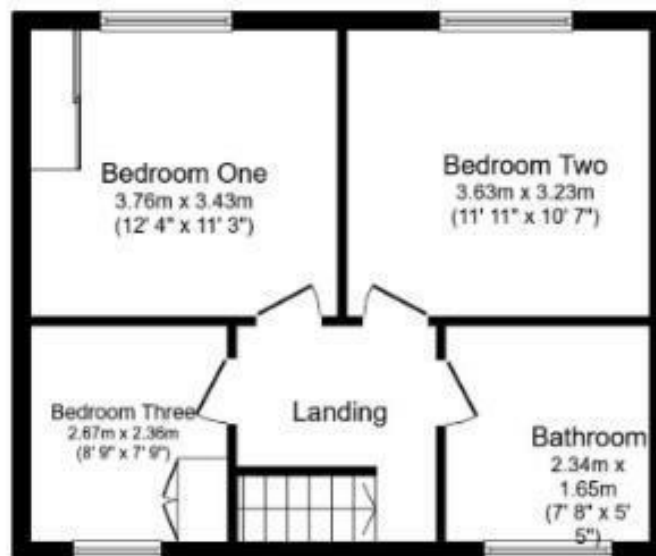
## Disclaimer

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.



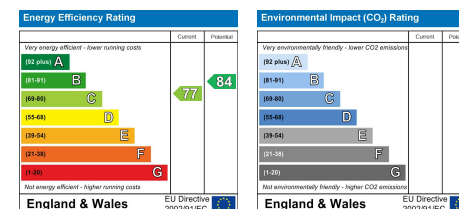






## Directions

The property is best approached from Liz Milsom Properties Offices in Dinmore Grange turning right on to Woodville Road, Hartshorne (A514) Continue for a distance turning left into Goseley Avenue on the left hand side, passing the local village Stores and turn right into Brookdale Road, where the subject property is situated on the left hand side clearly denoted by our distinctive red 'For Sale' Board. For SAT NAV purposes use DE11 7HJ



Seabrook House, Dinmore Grange, Hartshorne,  
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## COUNCIL TAX

Band: A

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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Your home may be repossessed if you do not keep up repayments on your mortgage.  
There will be a fee for mortgage advice. The actual amount you pay will depend upon your circumstances. The fee is up to 1% but a typical fee is 0.3% of the amount borrowed.



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