



The logo for lizmilsom 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.

9 Newman Drive
Swadlincote, DE11 9RZ
£450,000

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9 Newman Drive, Swadlincote, DE11 9RZ

***** LIZ MILSOM PROPERTIES ***** are delighted to bring 9 Newman Drive to the market. An exceptional four double bedroom detached family home, beautifully presented and upgraded to an outstanding specification throughout. Offering over two floors of spacious and versatile accommodation, this impressive property boasts a stunning open-plan living kitchen, spacious lounge, separate dining room, study, ground floor guest cloakroom, four double bedrooms all with wardrobes to be included in the sale, two luxurious en-suites, a modern family bathroom, double garage with electric roller doors, ample off-road parking with EV charging point and a private landscaped rear garden. Situated within a highly desirable and convenient location, this turnkey home is perfectly suited to modern family living. EPC: TBC / TAX BAND : E. Call the office today to arrange your viewing.

- Four double bedroom detached family home beautifully presented and upgraded to a high specification throughout
- Spacious open-plan living kitchen with quality integrated appliances
- Separate lounge, dining room and home office/study
- Utility room and stylish ground floor guest cloakroom
- Bedroom one with fitted wardrobes with modern & contemporary en-suite
- Modern Jack & Jill en-suite serving Bedrooms Two and Three
- Modern family bathroom featuring whirlpool Jacuzzi bath and hydromassage shower
- Detached double garage with two electric roller doors, light and power & Driveway
- Private landscaped rear garden with extensive patio and generous lawn
- EPC: TBC / TAX BAND : E



Location

9 Newman Drive is situated in the popular residential area of Church Gresley, on the outskirts of Swadlincote in South Derbyshire. The property benefits from convenient access to a range of local amenities, including shops, supermarkets, schools, healthcare facilities, and leisure amenities, all within easy reach. Excellent transport links connect the area to neighbouring towns including Swadlincote, Burton upon Trent, Ashby-de-la-Zouch, and Derby, while nearby road networks provide straightforward access to the A444, A42, and M42. Church Gresley also offers access to a variety of green spaces, walking routes, and recreational facilities, making it an attractive location for families, professionals, and commuters alike.

Overview

Situated on a generous plot, this beautifully presented and exceptionally spacious four double bedroom detached family home has been upgraded to an impressive specification throughout, offering stylish, versatile living accommodation, a double garage, extensive parking and a private landscaped rear garden.

The property enjoys superb kerb appeal, with a low-maintenance fore garden enclosed by attractive railings and a pathway leading to the impressive upgraded biometric fingerprint front door. A tandem driveway to the side provides ample off-road parking and benefits from an electric vehicle charging point, outside tap and secure gated access to the rear garden. The driveway also leads to the detached double garage, complete with two electric roller doors, light and power, providing secure parking and excellent storage.

Stepping inside, you are welcomed by a spacious entrance hallway which immediately sets the tone for the quality found throughout the home. Doors lead to all ground floor accommodation, including a stylish guest cloakroom fitted with a low-level WC, vanity wash hand basin, high-gloss tiled flooring, contemporary wall tiling and an opaque front-facing window. The hallway also benefits from a useful storage cupboard and understairs storage, while a carpeted staircase rises to the first floor.

The generously proportioned lounge offers an inviting space to relax, beautifully decorated with ample room for freestanding furniture. A contemporary wall-mounted electric fire creates an attractive focal point, whilst a large front-facing window fills the room with natural light.

A true highlight of the property is the impressive open-plan living kitchen. The living area enjoys a front-facing aspect and features luxury LVT flooring, television point and generous space for sofas and additional furniture, creating the perfect everyday family space.

The kitchen itself is fitted with an extensive range of modern wall and base units complemented by quality work surfaces and a comprehensive range of integrated appliances, including a Neff Hide & Slide pyrolytic self-cleaning oven, integrated microwave, Bosch hob with extractor hood, dishwasher and fridge freezer. A one-and-a-half bowl sink incorporates an extending rinse tap and waste disposal grinder. Stylish LVT flooring, attractive splashback tiling and large bi-fold doors opening onto the rear garden combine to create a bright and contemporary space.

Leading from the kitchen is a practical utility room fitted with matching cabinetry, additional worktops, sink with drainer, plumbing and space for appliances, boiler cupboard and a stable-style door providing side access.

The separate dining room offers an excellent entertaining space with ample room for a large dining suite. Bi-fold doors open directly onto the rear patio, seamlessly connecting the indoor and outdoor living spaces.

Completing the ground floor is a versatile study overlooking the rear garden, making an ideal home office, complete with LVT flooring and useful fitted storage.

The first floor continues to impress with four generously proportioned double bedrooms, two contemporary en-suite shower rooms and a luxurious family bathroom. The landing space also benefits from a gorgeous glass staircase, a loft hatch which benefits from a ladder leads to the loft which is boarded and insulated.

Bedroom One is an excellent-sized double featuring fitted mirrored wardrobes, views over the rear garden and a beautifully appointed en-suite. The en-suite has been finished to an exceptional standard with a hydromassage rainfall shower incorporating built-in tiled shelving, floating vanity sink unit, wall-hung WC, chrome heated towel rail, illuminated touch mirror with integrated electric toothbrush charging points, contemporary wall and floor tiling and an opaque rear window. There is also a loft hatch with electric ladder which provide useful storage with it being boarded.

Bedroom Two is another spacious double positioned to the front of the property, complete with wardrobes (included within the sale) and fitted carpet.

Bedroom Three is equally generous, overlooking the front aspect and also benefiting from wardrobes (included within the sale) and direct access to the Jack and Jill en-suite.

The Jack and Jill en-suite features a luxurious rainfall body jet shower with handheld attachment, floating vanity wash hand basin, concealed cistern WC, chrome heated towel rail, illuminated touch mirror with integrated electric toothbrush charging points and contemporary tiling throughout.

Bedroom Four is another excellent double bedroom positioned to the rear of the property, complete with wardrobes (included within the sale) and ample space for additional furniture benefiting from direct access to the stylish Jack and Jill en-suite.

The family bathroom has been thoughtfully upgraded and boasts a superb four-piece suite comprising a whirlpool Jacuzzi bath, hydromassage rainfall shower with built-in shelving, vanity wash hand basin, low-level WC, chrome heated towel rail, illuminated touch mirror with integrated electric toothbrush charging points, stylish floor and wall tiling, and an opaque front-facing window.

Outside, the private rear garden has been designed with both entertaining and family life in mind. A substantial block-paved patio provides the perfect seating area, enclosed by attractive railings with steps leading down to a generous lawn surrounded by established shrub borders. Fenced boundaries provide an excellent degree of privacy, whilst a side gate offers convenient access back to the driveway.

Finished to an outstanding specification throughout, this exceptional family home combines generous living space with high-quality upgrades, modern technology and practical family living. Offering four generously-sized double bedrooms, three luxurious bath/shower rooms, multiple reception areas, a stunning open-plan living kitchen, double garage, ample parking with EV charging and a private landscaped garden, 9 Newman Drive presents a superb opportunity to acquire a truly turnkey family home in a highly convenient and desirable location.

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.

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9.00 am – 2.00 pm Saturday

Closed - Sunday

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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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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 9RZ

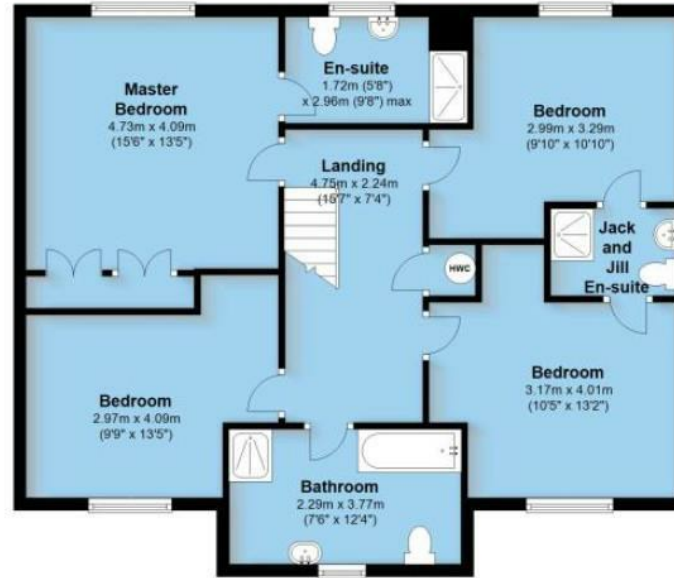
Ground Floor

Approx. 77.3 sq. metres (831.8 sq. feet)



First Floor

Approx. 85.1 sq. metres (915.5 sq. feet)



Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
<p>Very energy efficient - lower running costs</p> <p>(92 plus) A</p> <p>(81-91) B</p> <p>(69-80) C</p> <p>(55-68) D</p> <p>(39-54) E</p> <p>(21-38) F</p> <p>(1-20) G</p> <p>Not energy efficient - higher running costs</p>		<p>Very environmentally friendly - lower CO₂ emissions</p> <p>(92 plus) A</p> <p>(81-91) B</p> <p>(69-80) C</p> <p>(55-68) D</p> <p>(39-54) E</p> <p>(21-38) F</p> <p>(1-20) G</p> <p>Not environmentally friendly - higher CO₂ emissions</p>	
England & Wales		England & Wales	
EU Directive 2002/91/EC		EU Directive 2002/91/EC	

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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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