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26 Salisbury Drive
Swadlincote, DE11 7LD
£234,950

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***** LIZ MILSOM PROPERTIES ***** are delighted to bring 26 Salisbury Drive to the market. Being beautifully presented and thoughtfully upgraded throughout, this stunning three-bedroom semi-detached home offers spacious family accommodation, a stylish Wren kitchen diner, separate utility room, ground floor guest cloakroom, impressive media wall lounge, three generously sized bedrooms, modern family bathroom and an exceptional landscaped rear garden complete with a superb garden bar. Situated in a popular convenient setting in Midway and benefiting from ample off-road parking, this turnkey home is ideal for first-time buyers and growing families alike. EPC: C / TAX BAND: A. Call to arrange your viewing today !

- Beautifully presented three-bedroom semi-detached family home
- Spacious lounge featuring a bespoke media wall with remote-controlled electric fire and lighting
- Separate utility room & Modern ground floor guest WC
- Stunning rear garden with patio, decking, gazebo, lawn & Fantastic garden bar with power and lighting – ideal for entertaining or home working
- Ideal purchase for first-time buyers, professionals & families
- Set back from the road with ample off-road parking
- Stylish kitchen diner with integrated appliances & French patio doors
- Modern family bathroom with underfloor heating
- Well situated for schools, road links & everyday amenities being well positioned for Swadlincote Town Centre
- EPC: C / TAX BAND: A



Location

Situated in the popular setting of Midway, this property enjoys a convenient location on the outskirts of Swadlincote. A range of local amenities, including supermarkets, shops, cafés, schools and healthcare facilities, are all within easy reach, while Swadlincote town centre provides a wider selection of retail and leisure facilities. The area is well regarded for its nearby parks, woodland walks and access to the National Forest, making it ideal for those who enjoy outdoor pursuits. Excellent transport links connect the property to Burton upon Trent, Ashby-de-la-Zouch and Derby, with straightforward access to the A444, A511 and A38, making it a practical choice for commuters.

Overview

This beautifully presented three-bedroom semi-detached family home has been tastefully upgraded and decorated throughout, offering spacious and modern accommodation in a popular location. Set back from the road behind a low-maintenance tarmac driveway providing ample off-road parking, the property also benefits from side gated access leading to the impressive rear garden.

Upon entering, you are welcomed by a bright entrance hallway with carpeted stairs rising to the first-floor accommodation and doors leading to the spacious lounge and stunning kitchen diner.

The generous lounge is a fantastic space to relax and unwind, with a striking media wall creating an impressive focal point. Featuring a remote-controlled electric fire, remote-controlled ambient lighting and stylish wall panelling, the room is finished with carpeted flooring, a walk-in bay window overlooking the front aspect, allowing an abundance of natural light, together with a radiator and central ceiling light.

The contemporary Wren kitchen diner is undoubtedly the heart of the home and has been thoughtfully designed with both family living and entertaining in mind. Newly fitted Karndean flooring complements a comprehensive range of quality wall and base units offering excellent storage, whilst a breakfast bar provides an ideal spot for dining. Integrated appliances include a fridge freezer, eye-level double oven, inset hob with extractor hood over, and a composite sink and drainer. Modern wall-mounted radiators, a front-facing window and French patio doors opening onto the rear garden create a bright and welcoming living space.

Leading off the kitchen is a practical utility room fitted with matching base units, an integrated composite sink, rear-facing window, radiator and a door providing direct access to the garden. The utility room also gives access to a stylish ground floor guest cloakroom, fitted with a low-level WC, vanity unit incorporating a wash hand basin, attractive wall and floor tiling, and a side-facing window.

To the first floor, the landing provides access to all three bedrooms and the family bathroom, whilst also benefiting from carpeted flooring, a loft hatch and a rear-facing window.

Bedroom One is a spacious double bedroom positioned to the front of the property, featuring carpeted flooring, a front-facing window and

ample space for freestanding furniture.

Bedroom Two is another generous double bedroom, also overlooking the front aspect, with carpeted flooring, fitted wardrobes and plenty of room for additional freestanding furniture.

Bedroom Three is currently utilised as a home office but offers excellent versatility as a spacious single bedroom, complete with carpeted flooring and a window overlooking the rear garden.

Completing the accommodation is the beautifully appointed family bathroom, fitted with a modern three-piece suite comprising an L-shaped bath with shower over, vanity unit with useful cupboard and shelving space incorporating a wash hand basin, low-level WC and a heated towel rail. Attractive tiling extends to both the walls and floor, whilst an opaque rear-facing window, extractor fan and the added luxury of underfloor heating complete this stylish room.

The rear garden is a true highlight of the property and provides an exceptional outdoor space for the whole family to enjoy. A generous patio and decking area with a gazebo creates the perfect setting for outdoor dining and entertaining during the warmer months, whilst an outside tap and gated side access add further practicality. Steps lead down to a substantial lawn surrounded by established raised flower beds, together with an additional gravelled seating area.

A superb garden bar completes this fantastic outdoor space, benefiting from power, lighting, windows and a door, making it ideal for entertaining, relaxing or even creating a home office or hobby room. Fenced and walled boundaries provide an excellent degree of privacy.

Overall, 26 Salisbury Drive offers spacious, thoughtfully upgraded accommodation both inside and out, finished to a high standard throughout. With its stylish interiors, exceptional garden and convenient location, this outstanding home is perfectly suited to first-time buyers, growing families and anyone looking for a property ready to move straight into.

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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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.

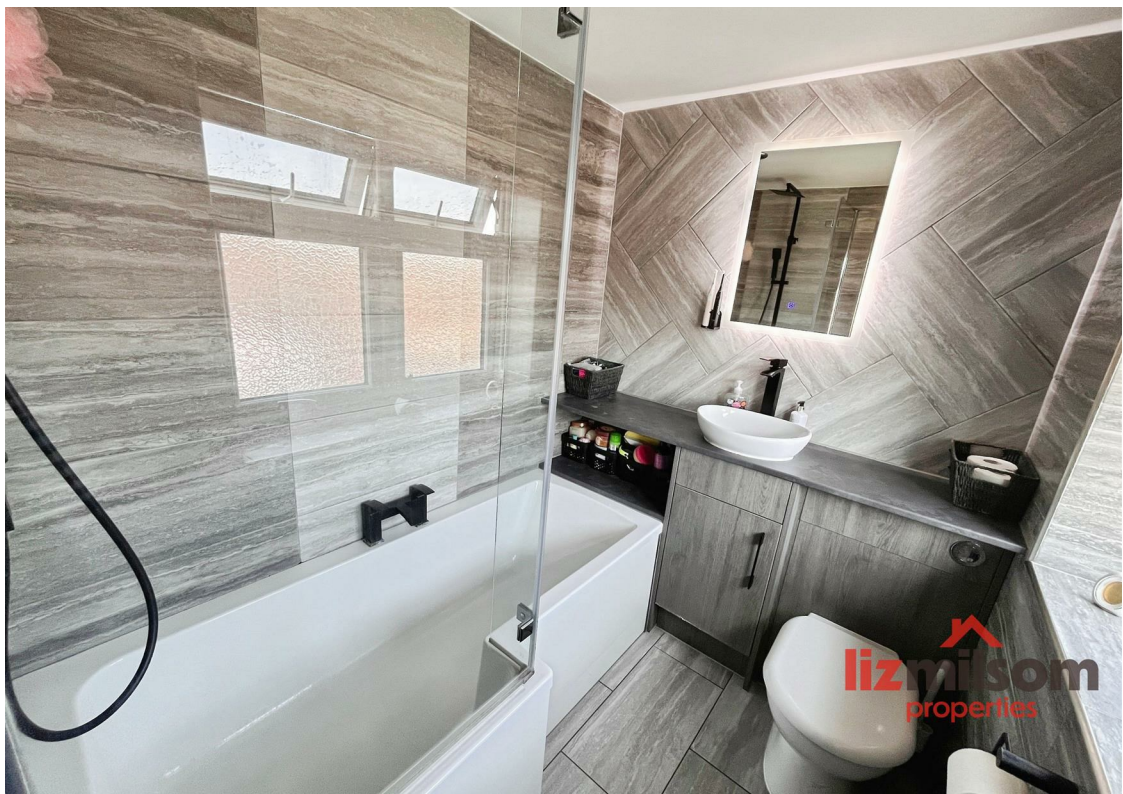
Measurements

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

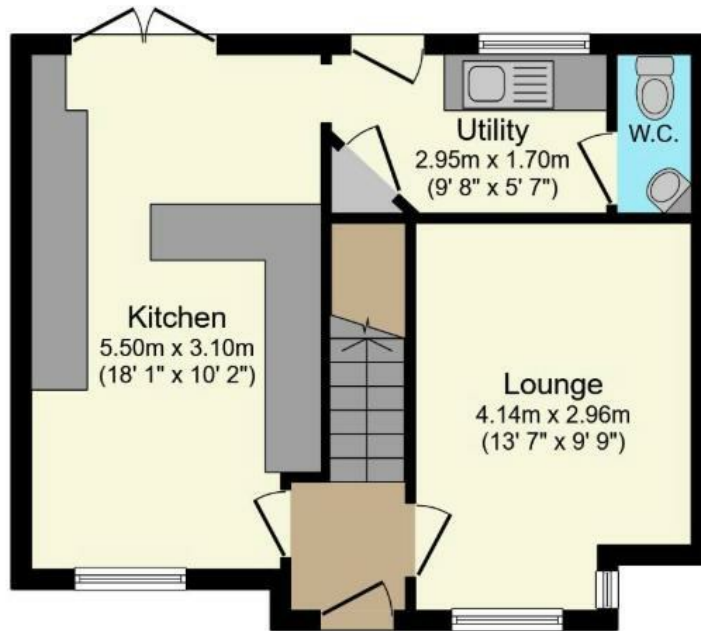
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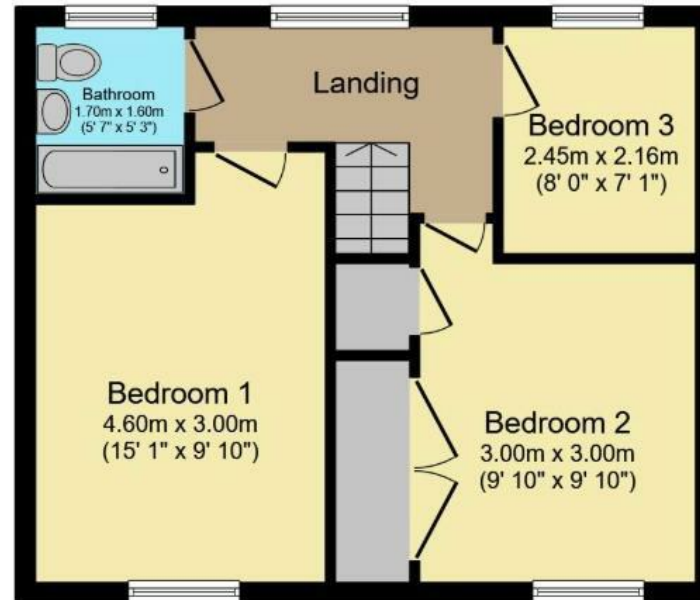


Directions

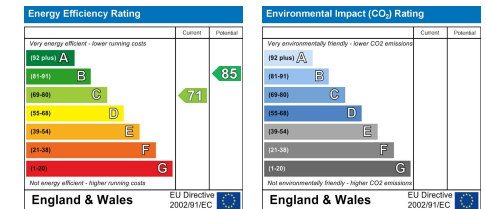
For sat nav purposes use the postcode DE11 7LD



Ground Floor



First Floor



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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

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