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**2 Emerald Gardens
Swadlincote, DE11 0FZ
Reduced to £224,950**

2 Emerald Gardens, Swadlincote, DE11 0FZ

***** LIZ MILSOM PROPERTIES ***** are delighted to bring to the market 2 Emerald Gardens offered with No Upward Chain This modern, well presented three-bedroom semi-detached home offers a private side driveway with ample off-road parking and a generous, fully enclosed rear garden with patio and lawn. Inside features a spacious open-plan kitchen-diner with integrated appliances, a bright living room with triple-glazed bi-fold doors opening onto the garden, and a convenient guest cloakroom. Upstairs comprises two generous double bedrooms (master with fitted wardrobes and en-suite), a well-proportioned single bedroom, and a contemporary family bathroom, with an insulated and partially boarded loft providing additional storage — making this an ideal home for modern family living.
CALL TODAY TO ARRANGE YOUR VIEWING - 01283 219336

- Modern 3 Bedroom semi-detached home on popular development
- Open-plan kitchen diner
- Spacious Lounge & ground floor guest cloaks / wc
- 3 Bedrooms - 2 Double bedrooms & a good sized single bedroom
- Fitted wardrobes to Bedroom One & Two
- Stylish Ensuite shower room & family bathroom
- Private rear garden with large lawn area and patio
- Driveway with ample off road parking
- Offered with No upward chain
- EPC: B / TAX BAND: B



Location

2 Emerald Gardens, DE11 0FZ is situated within a popular modern development in Swadlincote, Derbyshire. The property enjoys a quiet setting while remaining conveniently close to Swadlincote town centre, which offers a range of shops, supermarkets, schools and everyday amenities. The area benefits from good road connections via the A444 and A511, providing access to Burton upon Trent and surrounding towns. Local parks and green spaces are also nearby, making the location well suited to families and commuters alike.

Overview

Occupying a tucked-away position at the end of a shared driveway, the property benefits from its own private driveway to the side providing ample off-road parking for multiple vehicles. Gated access leads to a generous and fully enclosed private rear garden, complete with lawn and a patio area — ideal for outdoor entertaining.

Upon entering, you are welcomed into a spacious and contemporary open plan kitchen-diner, fitted with a range of modern wall and base units with integrated appliances including induction hob, electric oven, drainer sink, microwave, dishwasher and extractor. Under-stairs storage and under-counter lighting enhance practicality and style, a window overlooks the front aspect and allows for plenty of natural light.

The ground floor also offers a convenient guest cloakroom benefiting from low level wc , wash hand basin & frosted glass window to the front aspect. The inviting living space is bright and airy, featuring triple-glazed three-panel bi-fold doors which flood the room with natural light and open directly onto the rear garden — perfect for modern family living.

To the first floor are two generous double bedrooms and a further well-proportioned single bedroom and a loft hatch which provides access to the loft which is insulated and partially boarded. Bedroom One is a generous size double located to the rear of the property with carpeted flooring, window to rear elevation. Bedroom One also benefits from built-in wardrobes and a stylish en-suite shower room consisting of mains shower cubicle, low level wc and wash hand basin and tiling to walls and floor. Whilst bedroom Two is another fantastic size double also benefiting from carpet flooring and fitted wardrobes. Bedroom Two is located to the front of the property with a window overlooking the front elevation. Bedroom Three is a good size single bedroom located to the rear with carpeted floor and a window overlooking the delightful rear garden. The contemporary family bathroom is finished with luxurious full-height

tiling and includes a three piece suite consisting of panelled bath with shower over, low level wc and wash hand basin.

To the rear, the delightful rear garden is a good size with patio, large lawn area, outside tap and power sockets, fence panelled boundaries provide privacy and side gate leads back to the front of the property.

Overall this home offers a fantastic opportunity to secure a beautiful home in a popular modern development in the heart of Swadlincote. Offered with no upward chain, making it an ideal, move-in-ready modern family home.

Open Plan Kitchen Diner

15'4 x 11'6 (4.67m x 3.51m)

Spacious Lounge

16'7 x 9'11 (5.05m x 3.02m)

Ground Floor Guest Cloaks / WC

First Floor Stairs & Landing

Bedroom One

9'3" x 11'8" (2.84m x 3.58m)

En Suite Shower Room

Bedroom Two

9'8 x 8'6 (2.95m x 2.59m)

Bedroom Three

7'9 x 10'9 (2.36m x 3.28m)

Family Bathroom

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.

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

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.

Property to Sell? Then why pay more?....

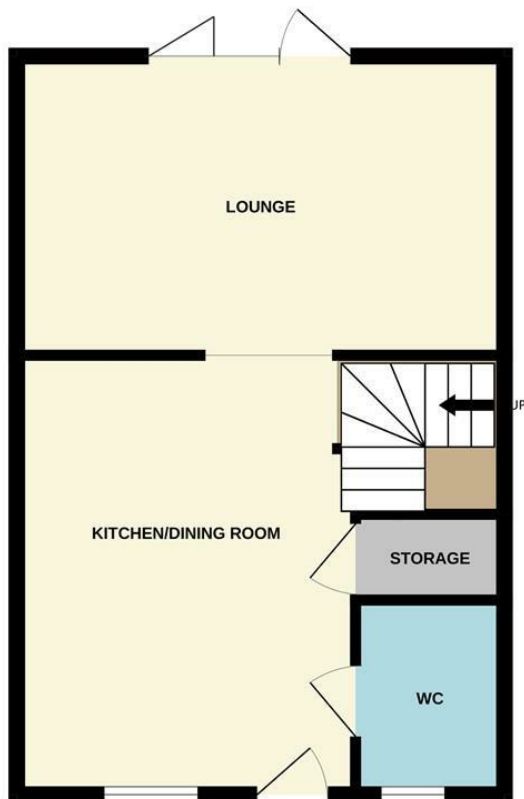
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Disclaimer

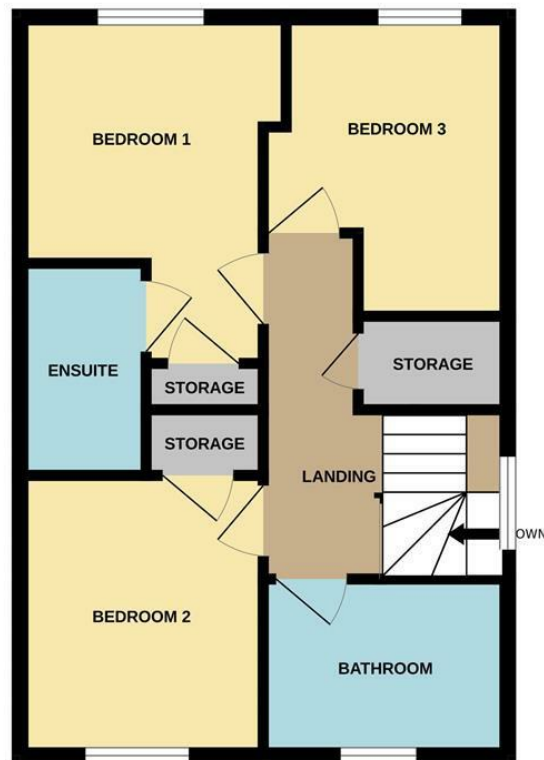
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GROUND FLOOR



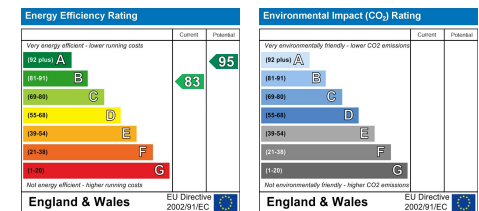
1ST FLOOR



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 DE11 0FZ



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COUNCIL TAX

Band: B

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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