



**10 Queens Drive**  
**Swadlincote, DE11 0EG**  
**£350,000**

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## 10 Queens Drive, Swadlincote, DE11 0EG

**\*\* LIZ MILSOM PROPERTIES \*\*** are delighted to offer this beautifully **EXTENDED FOUR BEDROOM FAMILY HOME** - finished to a high standard throughout. Boasting spacious and versatile open plan living, **AMPLE OFF ROAD PARKING**, **GARAGE** and a landscaped rear garden, this superb home is perfect for modern family living. Early viewing is highly recommended. EPC Rating "D"/Council Tax Band "D" - **HURRY TO VIEW THIS EXTENSIVE PROPERTY.....**

- Extended **DETACHED** Family Home
- Open-plan Family Living
- Separate Lounge
- Utility/Office & Ground Floor WC
- En-suite to principal bedroom.
- 2 Double Beds & 1 Single Bedroom
- Modern Family Bathroom
- Landscaped Rear Garden
- Integral **GARAGE**
- Ample **OFF ROAD PARKING**



**Location**

Situated in a well-established area of Swadlincote, this property enjoys a convenient position within easy reach of the town centre and its excellent range of amenities, including supermarkets, shops, cafés and leisure facilities. Families are well served by a selection of nearby primary and secondary schools, while commuters benefit from good road links to Burton upon Trent, Ashby-de-la-Zouch and the wider Midlands via the A444 and A42. The property is also close to local parks, recreational facilities and regular public transport services, making it an ideal location for families, professionals and those seeking easy access to everyday amenities.

**Overview - Ground Floor**

The heart of this impressive home is the stunning open-plan living space, thoughtfully designed for modern family life and entertaining. The welcoming Family area boasts a charming multi-fuel log burner set within a tiled surround, complemented by porcelain tiled flooring and useful pantry-style storage. Flowing seamlessly into the beautifully appointed dining kitchen, this exceptional space features an extensive range of fitted units, solid wood work surfaces, a central breakfast island, and a Rangemaster cooker with extractor hood. A striking vaulted ceiling with orangery-style skylights floods the room with natural light, while underfloor heating, a ceramic sink, and French doors opening onto the rear garden complete this superb family hub.

A generously sized utility room provides excellent additional storage and appliance space, ensuring practicality is matched with style. The ground floor also benefits from a contemporary guest cloakroom, finished with a vanity wash hand basin and heated towel radiator.

Perfect for those working from home, the dedicated office offers a quiet and functional workspace with BT connectivity. In addition, a separate sitting room provides a cosy retreat, centred around an attractive fireplace, making it an ideal space for relaxing away from the main living area.

**Overview - First Floor**

The first floor continues to impress, offering spacious and well-planned accommodation perfectly suited to modern family living. The generous principal bedroom provides a peaceful retreat and is complemented by a stylish en-suite shower room, featuring a contemporary walk-in shower, vanity wash hand basin and quality fixtures and fittings. Three further well-proportioned bedrooms offer excellent versatility, whether for growing families, guests or those seeking additional space for a nursery, dressing room or home office, with one bedroom benefiting from extensive built-in wardrobe storage. Completing the accommodation is a beautifully presented family bathroom, thoughtfully appointed with a freestanding bath, contemporary sanitary ware and elegant finishes, creating a relaxing and luxurious space for everyday use.

**Reception Porch**

**Reception Hallway**

**Separate Lounge**

15'11" x 10'8" (4.87m x 3.27m)

**Open Plan Family Area**

16'8" x 12'9" (5.10m x 3.89m)

**Open Plan Kitchen/Diner**

17'7" x 10'11" (5.37m x 3.34m)

**Utility Room**

12'4" x 9'5" (3.78m x 2.88m)

**Ground Floor WC**

9'6" x 3'3" (2.90m x 1.00m)

**Office/Snug**

8'10" x 7'10" (2.70m x 2.39m)

**Stairs to First Floor & Landing**

**Principal Bedroom**

16'10" x 9'5" (5.15m x 2.89m)

**Ensuite Shower Room**

8'5" x 6'7" (2.58m x 2.01m)

**Bedroom Two**

12'5" x 10'9" (3.80m x 3.30m)

**Bedroom Three**

11'3" x 10'9" (3.45m x 3.30m)

**Bedroom Four**

7'11" x 5'7" (2.43m x 1.72m)

**Family Bathroom**

7'11" x 5'7" (2.43m x 1.72m)

**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

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**Outside - Overview**

Front Elevation

The property enjoys an attractive frontage with a substantial block-paved driveway providing ample off-road parking for several vehicles, making it ideal for families and visiting guests alike. The driveway leads directly to the integral garage, offering additional parking, secure storage or further potential, subject to any necessary consents. Mature boundaries enhance the property's kerb appeal while providing an attractive approach to this impressive family home.

Rear Elevation

The beautifully landscaped rear garden has been thoughtfully designed to create a variety of outdoor spaces, perfect for both entertaining and family enjoyment. Fully enclosed for privacy and security, the garden is arranged over three tiers. The lower level features a generous paved patio, ideal for al fresco dining and outdoor seating. Steps lead to a well-maintained lawn, providing an excellent space for children to play, while a paved pathway continues to the upper tier where a further patio offers an elevated seating area with space to relax and enjoy the surroundings. Completing the garden are a substantial brick-built garden store and an additional timber shed, providing excellent storage for garden equipment and outdoor furniture.

**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.

**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.

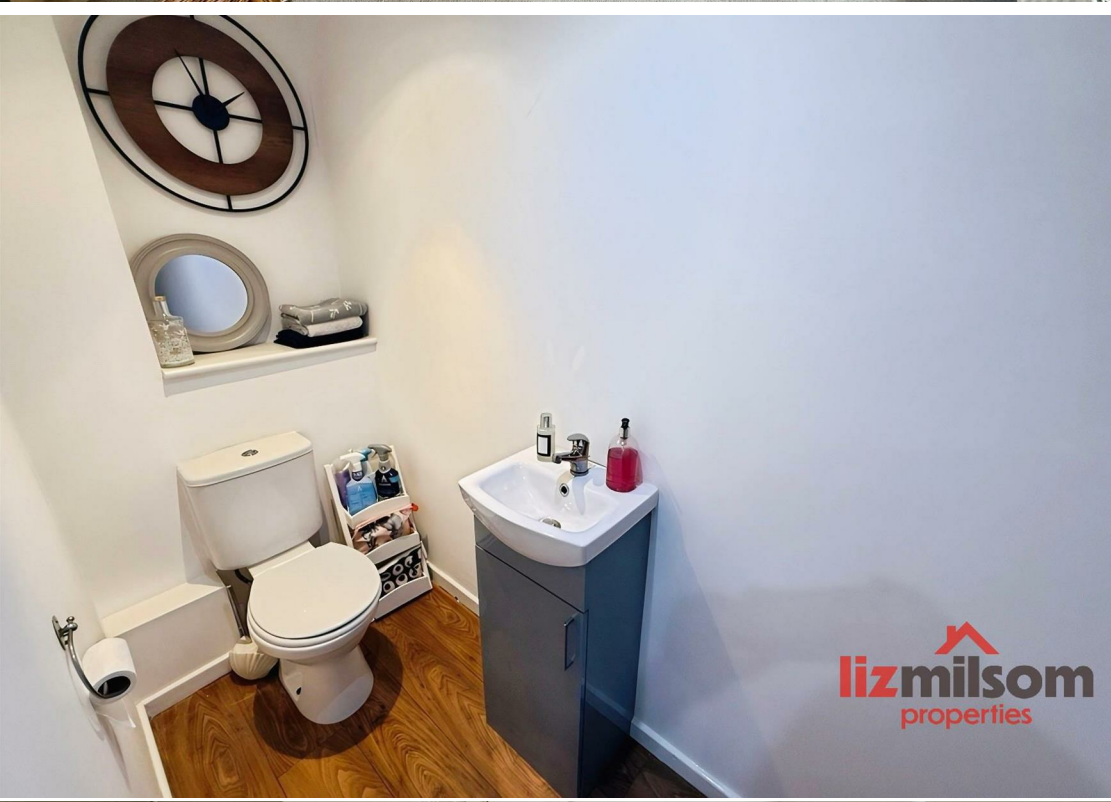
**Measurements**

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.



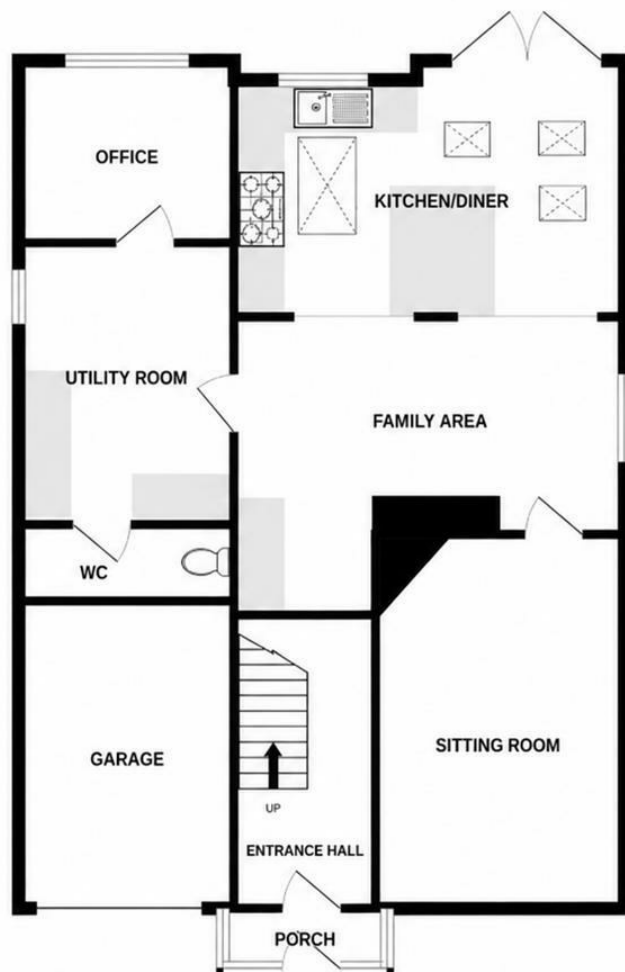








GROUND FLOOR

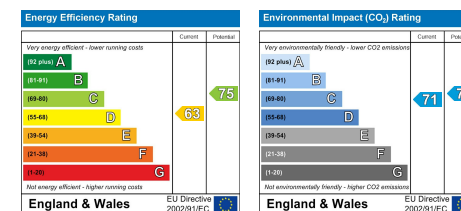


1ST FLOOR



## Directions

For SatNav purposes use the postcode DE11 0EG



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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

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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