

18 Bretby Heights
Swadlincote, Derbyshire DE11 0BS
£355,000

lizmilsom properties

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** LIZ MILSOM PROPERTIES ** are delighted to offer this impressive FOUR BEDROOM DETACHED Family home, quietly positioned in an enviable cul-de-sac off Wood Lane. The only “Sheringham” design built by Bloor Homes on this development, this unique property features a refurbished Kitchen/Diner, separate Utility Room, a spacious Lounge, Dining Room and ground floor Cloaks/WC. To the first floor there the Principal Bedroom has an En-suite and built-in wardrobes, two further DOUBLE Bedrooms and a fourth great sized single Bedroom plus a luxury family bathroom. Externally, there is AMPLE OFF ROAD PARKING, a DETACHED GARAGE and a secluded, private rear garden with patio area, perfect for entertaining. EPC Rating "B"/Council Tax Band "D" - STOP SCROLLING - Book your Viewing Today...

- Stunning DETACHED Family Home
- Modern Kitchen/Diner
- Separate Utility & Ground Floor WC
- Two further DOUBLE Bedrooms
- Fully enclosed REAR GARDEN
- Spacious Lounge
- Dining Room
- Principal Bedroom With Up-graded Ensuite
- Up-graded Family Bathroom
- Garage & OFF ROAD PARKING







Location
The property occupies a pleasant prominent position, in this quiet established cul-de-sac location just off Wood Lane and is set back from the road. Newhall is well placed for the commuter with excellent road links leading to the towns of Burton on Trent, Ashby de la Zouch and excellent motorway networks. A bus stop is situated within close proximity of the property and local amenities are situated within High Street and Main Street, Newhall including shops, Sainsbury's Convenience Store, hairdressers, Doctors, chemist etc. Newhall has excellent bus routes into Swadlincote and neighbouring towns, also ideally located for schools which include within easy walking distance infant, primary and comprehensive.

Overview - Ground Floor
The property occupies a quiet cul-de-sac position and sits on a generous-sized plot. The ground floor offers well-proportioned and versatile accommodation, with the Reception Hallway providing access to all principal rooms and featuring tiled flooring, a centre light point and stairs rising to the first floor.

The spacious Lounge is positioned to the front of the property and benefits from a carpeted floor, centre light point, electric fire with surround, wall-mounted TV point, radiator and picture window to the side elevation.

The Kitchen/Diner is a modern and versatile space overlooking the rear garden, with a door providing direct access to the enclosed garden. The kitchen is fitted with a range of contemporary grey wall and floor-mounted units, complemented by a freestanding unit and a range of integrated appliances including an electric oven, induction hob with extractor over, ceramic sink and dishwasher. An archway leads through to the Utility Area, which provides a ceramic sink, plumbing and space for appliances, together with the central heating boiler which we believe was installed om 2020 and has a fully service history.

Also accessed from the Reception Hallway and situated to the rear of the property is the Dining Room, which the current owners utilise as a Gaming Room. This versatile space features patio doors opening onto the rear garden and patio area, tiled flooring, centre light point and radiator.

Completing the ground floor accommodation is a generously proportioned WC, located to the front of the property and featuring a front-facing window, tiled flooring, closed-coupled sink unit and low-level WC.

Overview - First Floor
Stairs rise to the First Floor and Landing, Doors lead off to all first floor accommodation.

The Principal Bedroom is a generously proportioned double bedroom overlooking the rear elevation, featuring inset fitted wardrobes, carpeted flooring, centre light point and radiator. A door provides access to the modern, re-fitted En-suite Shower Room, which comprises an inset double shower cubicle with waterfall power shower, contemporary wet walling, heated towel rail, side-facing window and vinyl flooring.

Bedroom Two is a further good-sized double bedroom positioned to the front elevation, with carpeted flooring, centre light point and radiator.

Bedroom Three is another well-proportioned double bedroom located to the rear of the property, benefiting from carpeted flooring, fitted double wardrobes and centre light point.

Bedroom Four is a good-sized single bedroom situated to the front elevation.

The Family Bathroom completes the first floor accommodation and has been upgraded by the current Vendors to provide a modern fitted suite. The bathroom comprises a three-piece suite, heated towel rail, vinyl flooring and feature spotlighting.

Reception Hallway

Ground Floor Cloaks/WC
6'1" x 4'8" (1.87m x 1.43m)

Spacious Lounge
16'2" x 13'8" (4.93m x 4.17m)

Kitchen/Diner
14'9" x 11'2" (4.50m x 3.41m)

Separate Utility
6'11" x 6'4" (2.12m x 1.95m)

Dining Room
11'4" x 9'8" (3.46m x 2.95m)

Stairs to First Floor & Landing

Principal Bedroom
11'6" x 11'5" (3.52m x 3.50m)

Ensuite Shower Room
6'7" x 6'2" (2.03m x 1.89m)

Bedroom Two
13'5" x 10'11" (4.09m x 3.34m)

Bedroom Three
11'5" x 9'9" (3.49m x 2.98m)

Bedroom Four
9'9" x 6'6" (2.98m x 1.99m)

Family Bathroom
9'6" x 6'4" (2.91m x 1.95m)

Overview - Outside
The property occupies a desirable position at the head of a quiet cul-de-sac and benefits from off-road parking, a detached garage and a low-maintenance front garden.

A wooden gated side entrance provides access to the generously sized rear garden, which enjoys a good degree of privacy and is not overlooked. The garden is enclosed by fence-panelled boundaries and is predominantly laid to lawn with a stone path which spans around the garden perimeter having established trees and planted borders adding to the overall appeal.

A further service door provides convenient access directly into the detached garage.

EXTRAS
The property further benefits from a range of modern and energy-efficient features, including owned solar panels, installed by Solar Direct. Further information regarding the solar panel system can be provided upon request.

An electric vehicle charging point is also installed, providing convenient charging facilities for an electric vehicle.

Fibre Optic Internet installed directly to the property.

Throughout the property, bespoke shutters have been professionally fitted to each window, providing both privacy and a stylish finish.

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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.

AML for Property Details
ANTI MONEY LAUNDERING REGULATIONS - : In accordance with current Anti-Money Laundering (AML) Regulations, once an offer has been accepted, all prospective purchasers will be required to provide proof of identity and address before solicitors can be instructed. This will typically include a valid passport or photocard driving licence together with a recent utility bill or bank statement. *Purchasers will also be required to complete an electronic AML verification. This process must be completed before the transaction can proceed.

*The Office will provide the relevant information/costings for the purposes of AML upon acceptance of any offer.

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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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.

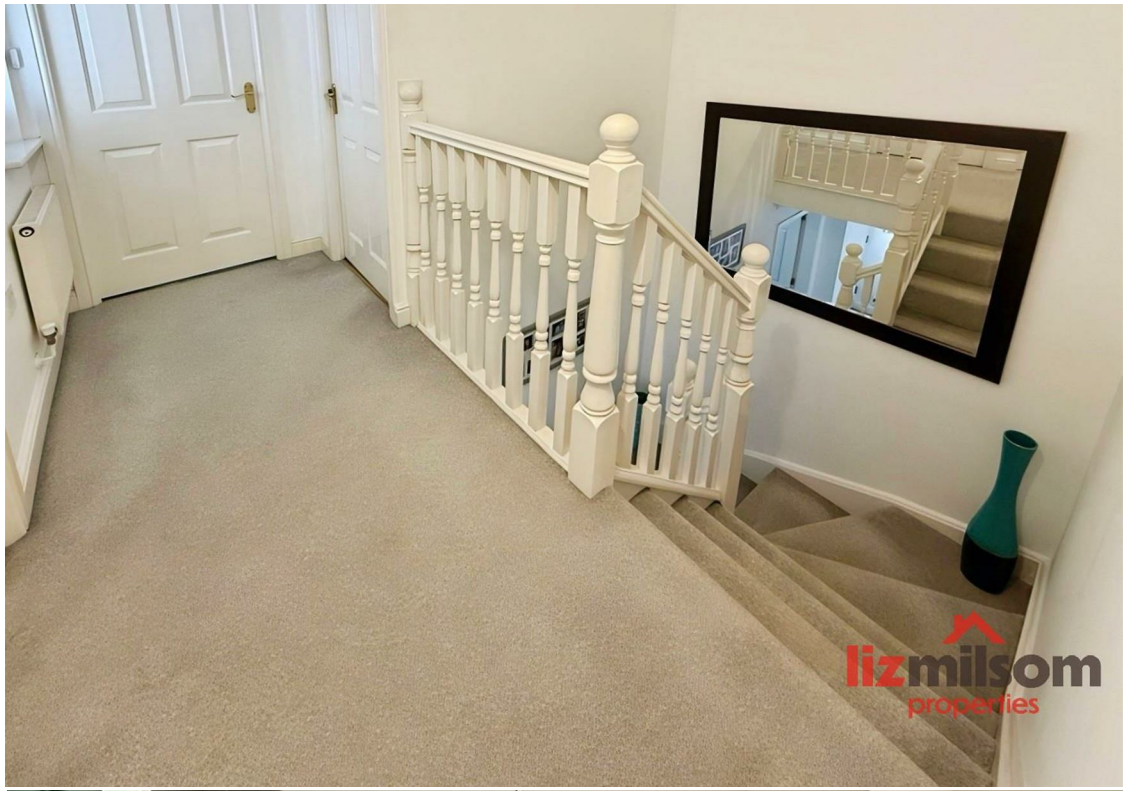
Services
Water, mains gas and electricity are connected. The services, systems and appliances listed in this specification have not been tested by Liz Milsom Properties Ltd and no guarantee as to their operating ability or their efficiency can be given.

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.


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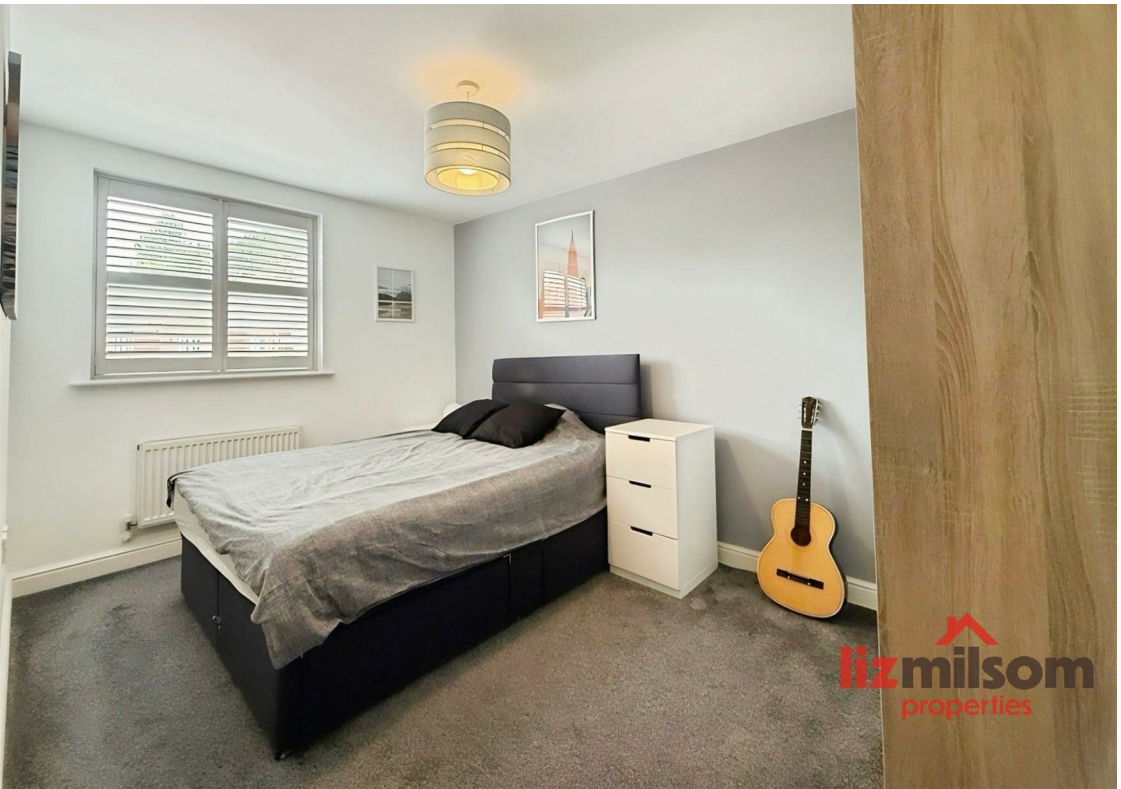

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GROUND FLOOR
667 sq.ft. (62.0 sq.m.) approx.



1ST FLOOR
648 sq.ft. (60.2 sq.m.) approx.

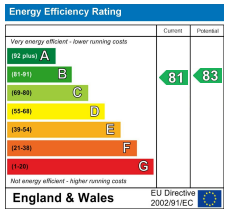


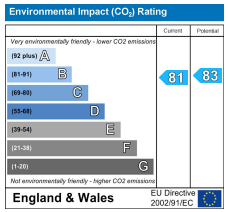
TOTAL FLOOR AREA : 1315 sq.ft. (122.2 sq.m.) approx.

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

The property is best approached by travelling from the Swadlincote town centre towards Burton On Trent along the A511 Burton Road. Upon reaching the mini roundabout take the first exit into Wood Lane, immediately prior to the Chesterfield Public House. Proceed for a short distance turning right into Bretby Hollow, then the next left onto Bretby Heights where the subject property is situated at the head of the cul-de-sac clearly denoted by our distinctive red 'For Sale' board. For SAT NAV PURPOSES - Use DE11 0BS.





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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
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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.

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