

27 Glamorgan Way
Swadlincote, DE11 9JT
£330,000

lizmilsom properties

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*** LIZ MILSOM PROPERTIES *** are delighted to offer for sale, this beautifully presented and stylish four-bedroom detached, former Show home is pleasantly situated on an elevated site on this popular residential development, offering spacious, ready to move into and well-appointed accommodation throughout. Finished to a high standard with modern comforts, the property is sure to appeal to a wide range of purchasers, from growing families to professional couples. EPC rating Band C - Council Tax - Band E. Ideally located, the home enjoys excellent access to local schools, shops and everyday amenities, while benefiting from superb transport links. The A38 and A50 are within easy reach, providing convenient connections to the M1 and M42 motorway networks, making it an excellent choice for commuters

- MOTIVATED SELLER!
- 2 separate Reception Rooms
- Cloaks/WC, Family bathroom & En Suite
- Multi-media speaker system
- Close to National Forest, plenty of walks
- Impressive 4 bedroomed family home
- Splendid fitted Breakfast Kitchen
- All bedrooms come with fitted wardrobes
- Wide driveway, garage with electric door
- Early viewing is absolutely essential.







Location
A thriving community right at the heart of the National Forest, the property is pleasantly situated on this extremely popular development with a mixture of Builders, Built by David Wilson Homes and has become an increasingly popular place to live for those appreciating the natural beauty and excellent amenities in the area, within easy walking distance is a local Sainsburys Convenience Store, Gresleydale Health Centre with Chemist within and a small parade of shops. This South Derbyshire village also benefits from lying within easy access of the M42 motorway and therefore offers good transport links with the major towns and cities throughout the Midlands. Public transport links include local bus services towards Swadlincote and Burton-on-Trent, with connections from Burton-on-Trent or Tamworth railway station to Birmingham in around 25–30/15 minutes and Derby in around 20–25 minutes by train. Road links via the A38 and A514 give access to Derby, Burton-on-Trent and the wider Midlands.
For Recreational purposes, nearby green spaces such as Maurice Lea Memorial Park, Conkers and the wider National Forest area provide walking and cycling routes, not forgetting the Swadlincote Ski Slope.

Description
Being a former Showhome, the property occupies a pleasant position and briefly comprises of an entrance hall, living room, separate dining room, a modern fitted Breakfast kitchen fitted and cloakroom/WC to the ground floor with a multimedia speaker system fitted throughout. To the first floor there is a landing which provides access to the master bedroom with an ensuite shower room. There are three further bedrooms, all of the bedrooms have an excellent range of modern fitted wardrobes, perfect for storge and a family bathroom. The house stands on a good sized elevated plot and enjoys panoramic views with an enclosed rear garden being pleasantly landscaped. There is a driveway providing off street parking and a single above average sized garage. Viewing is absolutely essential so call our dedicated sales team now! to book yours TODAY!

The well presented accommodation in more detail:

Entrance Hall
A welcoming entrance hallway with wood effect laminate flooring, inset doormat perfect for wet days, useful storage/Cloaks cupboard, central heating radiator and staircase leading to the first floor.

Spacious Guest Cloakroom/WC
A modern ground floor cloakroom fitted with a low level WC and pedestal wash hand basin, complemented by spotlights, attractive half tiled walls, wood effect laminate flooring, heated towel rail and an obscure double glazed window to the front.

Separate Dining Room
A versatile and well-presented dining room, ideal for formal entertaining or family meals, featuring a front-facing bay window that fills the room with natural light, along with smart ceiling lighting, spotlights and a central heating radiator.

Spacious Lounge
21'3" plus bay x 11'3" (6.48m plus bay x 3.43m)
A spacious dual-aspect living room offering an excellent space to relax and entertain, with a charming front bay window overlooking the front aspect patio doors opening onto the delightful landscaped rear garden. A focal point is the fireplace with fitted electric fire, integrated ceiling speakers, TV and telephone points, spotlights and two central heating radiators.

Splendid fitted Breakfast Kitchen
18'1" max x 16'4" max (5.53m max x 4.98 max)
A stylish and well-equipped Breakfast kitchen fitted with a comprehensive range of wall and base grey coloured units with complementary work surfaces, incorporating a one and a half bowl sink unit with mixer tap, induction hob with extractor hood, electric oven and integrated fridge/freezer, dishwasher and plumbing for a washing machine. Patio doors with adjoining side windows provide plenty of natural light and direct access to the landscaped garden, integrated ceiling speakers, spotlights, wood effect laminate flooring and a central heating radiator.

First floor and spacious Landing
A bright and airy first floor landing providing access to all bedrooms, with loft access, airing cupboard, integrated ceiling speaker and central heating radiator.

Main bedroom
13'5" max x 11'1" plus recess (4.11 max x 3.40m plus recess)
A generous principal bedroom featuring three floor to ceiling fitted wardrobes offering excellent storage, along with integrated ceiling speaker, spotlights, central heating radiator, a front-facing double glazed window and fitted carpet.

Modern En Suite Shower Room
A contemporary well equipped en-suite comprising a smart double shower enclosure, pedestal wash hand basin and low level WC, finished with tiled walls, wood effect flooring, heated towel rail, illuminated motion sensor mirror, extractor fan, spotlights and an obscure double glazed side window.

Double bedroom Two
12'0" into wardrobe x 11'6" (3.66m into wardrobe x 3.53m)
A spacious double bedroom with fitted wardrobes featuring sliding mirrored doors, front-facing double glazed window, spotlights, ceiling light point, central heating radiator and fitted carpet. This room is currently used as an office/study by the present Owner.

Double bedroom Three
13'5" max x 13'1" max (4.09m max x 3.99m max)
A well-proportioned double bedroom benefitting from two front-facing double glazed windows, enjoying pleasant views and providing plenty of natural light, built-in wardrobes, useful deep over-stairs storage cupboard, spotlights, ceiling light point, central heating radiator and fitted carpet.

Bedroom Four
8'11"ax into wardrobes x 8'2" max (2.72max into wardrobes x 2.51m max)
A comfortable fourth bedroom, ideal as a child's room, guest bedroom or home office, complete with built in wardrobe, rear-facing double glazed window, central heating radiator and fitted carpet.

Modern family bathroom
A well-appointed family bathroom fitted with a bath and mains shower over, pedestal wash hand basin and low level WC. The room also benefits from tiled/thermal covered walls, an illuminated wall mirror, heated towel rail, spotlights, extractor fan, an obscure double glazed rear window and practical flooring.

Outside - Front garden
Occupying a slightly elevated site, the property enjoys a high degree of privacy from front side and rear. The delightful front garden is beautifully landscaped with an array of plants and shrubs providing a variety of colour with a path with wrought iron railings lead to the front entrance door.

Low maintenance landscaped rear garden
Being fully enclosed, having a feature brick walled boundary, making this garden extremely private. This is a low maintenance garden, with various seating areas with a selection of ferns plants, climbers, attractive landscaping providing a wealth of colour all year round.. Perfect for entertaining and relaxing with friends and family.

Single garage
To the side of the property is a driveway providing ample off road parking for 2-3 vehicles and side gate leads to the fully enclosed rear garden. The garage is in a block of three, being above average size, having an electric up and over door, power and light supply, velux winow together with the benefit of a side service door leading to the garden with steps and hand rail.

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.

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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Closed - Sunday

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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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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.

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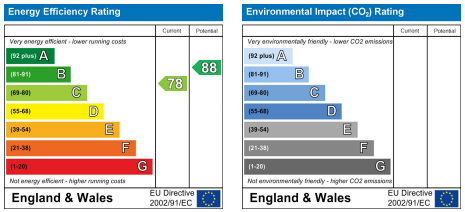




Directions

For SAT NAV purposes use DE11 9JT





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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
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