



The logo for lizmilsom properties, featuring a red house icon above the text "lizmilsom" in a bold, sans-serif font, with "properties" in a smaller, red font below it.

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**25 Newman Drive**  
**Swadlincote, DE11 9RZ**  
**£320,000**

## 25 Newman Drive, Swadlincote, DE11 9RZ

Are you looking for a 4 bedroomed property with parking, a DOUBLE GARAGE, with the added benefit of NO UPWARD CHAIN & READY TO MOVE INTO, in a much sought after area? ..... then this ONE is for you! Council Tax D - EPC rating C -Early viewing highly recommended Call LIZ MILSOM PROPERTIES, our dedicated sales team TODAY on 01283 219336.

- No upward Chain - Ready to move into
- Highly regarded location, close to Doctors
- Superb fitted Kitchen with integrated appliances
- 4 generous sized bedrooms Master with En Suite
- Perfect for the commuter excellent road links M42
- Splendid 4 bedroomed detached family home
- 2 Reception Rooms, Guest Cloaks/WC
- Separate Utility. Gas central heating
- Corner plot with attached double garage
- EARLY VIEWING HIGHLY RECOMMENDED!



## 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 Redrow 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.

## Overview - Ground floor

Upon entering the property, you are welcomed into a spacious entrance hall. To the right is a versatile reception room, ideal for use as a snug, home office, or study, offering flexibility to suit a variety of lifestyles.

To the left, the generous lounge provides an inviting living space, featuring a large front-facing window that fills the room with natural light, complemented by a contemporary wall-mounted electric fire creating an attractive focal point.

Continuing through the hallway, there is a convenient ground floor WC/cloakroom, perfectly positioned for guests and practical family living.

Completing the ground floor is the impressive fitted dining kitchen, situated at the rear of the property. This superb family space enjoys an abundance of natural light from dual-aspect windows and patio doors that open onto and overlook the rear garden. The kitchen is fitted with an extensive range of wall and base units, integrated appliances, generous work surface areas, and practical flooring, making it both stylish and functional.

Leading off the kitchen is a useful utility room, fitted with an automatic washing machine, additional work surface space, and further storage, providing an ideal area for laundry and household essentials.

## Overview - First floor

Stairs rise from the entrance hall to the first-floor landing, where the spacious principal bedroom benefits from dual-aspect windows, flooding the room with natural light. The bedroom also features floor-to-ceiling fitted wardrobes and access to a well-appointed en suite shower room.

There are three further well-proportioned bedrooms, all served by the contemporary family bathroom, making the layout ideal for growing

families or those requiring additional guest or home office space.

Completing the first floor is a generous built-in storage cupboard on the landing, housing the hot water cylinder and providing useful shelving for linen and household storage.

## Outside - Corner plot site

Occupying a prominent position on a generous plot, the property enjoys attractive, well-established gardens to the front and side, featuring a variety of mature shrubs that provide colour and interest throughout the seasons.

A timber side gate gives access to the fully enclosed, private rear garden, which is predominantly laid to lawn with a paved patio area, creating the perfect setting for outdoor dining, entertaining family and friends, or simply relaxing.

## Attached double garage

A particular feature of the property is the attached double garage, fitted with electric up-and-over doors, power and lighting. Offering excellent storage or secure parking, it is equally well suited for housing a classic car or providing additional workshop space.

## Corner plot site

## 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

## 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

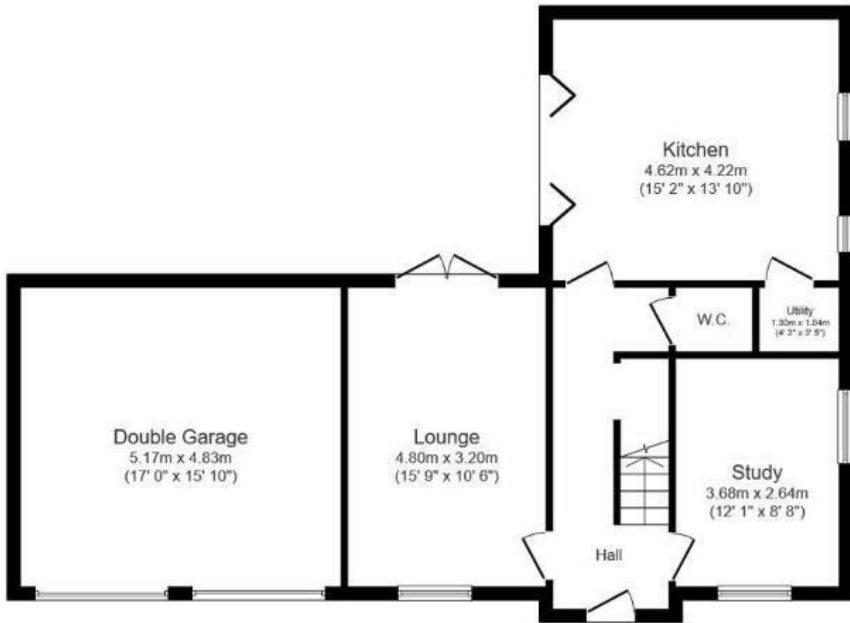
The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing.

LMPL/LMM/26.06.2026/1 DRAFT

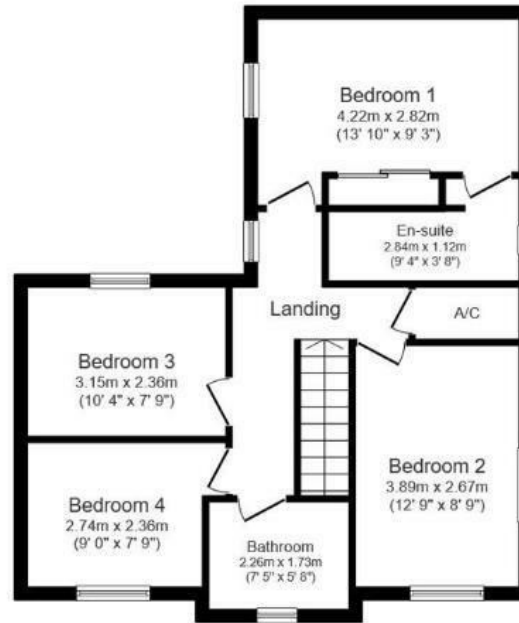


## Directions

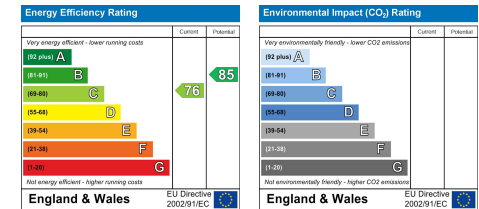
For SAT NAV purposes use DE11 9RZ



Ground Floor



First Floor



Seabrook House, Dinmore Grange, Hartshorne,  
Swadlincote, Derbyshire DE11 7NJ

Directors: E M Milsom G T Milsom



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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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Advice Bureau

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.

MAB 4202

